



## 16 Dale House St. Michaels Court

Monkton Combe, Bath, BA2 7ES

Asking Price £250,000



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## Communal Entrance Hall

Door to Side. Carpet Flooring. Stairs to all floors. Door to Garage and Garden. Postboxes.

## Entrance Hall

Door to Side. Radiator with Radiator Cover Good Sized Cupboard with Sliding Doors, housing Coathooks, Shelves etc., 2 x Pendant Light Fittings. Doors to Kitchen, Lounge/Diner, Bedrooms, Shower Room & WC.

## Lounge/Diner

Double Glazed Bay Windows to Rear with Views over Communal Garden, Fields and Farmland. Radiator. TV Point. Carpet Flooring. Central Light Fitting.

## Kitchen

Double Glazed Windows to Rear with Deep Window Sill and Views over Fields and Farmland. Modern Fitted Kitchen with Wall and Base Units. 1.5 Bowl Sink and Drainer. Work Surfaces with tiling Surrounding Work Surfaces. Space for Electric Oven and Hob. Cooker Hood. Radiator. Plumbing for Washing Machine. Space for Fridge/Freezer. Vinyl tiled Flooring.

## Bedroom 1

Double Glazed Windows with Deep Sills to Rear with Views over Fields and Hills Beyond. Radiator. Space for Several Wardrobes. Radiator. Carpet Flooring. Pendant Light Fitting.

## Bedroom 2

Currently used as a Dining Room. Double Glazed Window with Deep Sill to Rear with Views over Fields and Hills Beyond. Radiator. Laminate Flooring. Central Light Fitting.

## Shower Room

Wall to Wall Shower Cubicle, Vanity Wash Hand Basin with Mirrored Cabinet Over, Tiling to All Wet Areas. Extractor Fan. Laminate Flooring. Radiator. Spot Lights.

## Toilet

Low Level WC. Extractor Fan. Vinyl Flooring.

## Garage

Window to Front. Up and Over Single Door. Concrete Flooring. Single Pendant Light Fitting.

## Parking

Off Street Car Park with First Come First Served Parking for Several Cars.

## Communal Gardens

Great Sized Gardens, views over the fields, woodland and farmland, well maintained and laid mainly to lawn with shrubs, trees, flower beds and pots. Sheltered seating area. Separate area with rotary clothes airers.

No Onward Chain - Vendors Suited.

Beautifully presented two double bedroom apartment with garage and parking in a converted Old Brewery converted in the 1970's into 9 apartments. This apartment has two double bedrooms, fitted kitchen with wall and base units, views from windows across farmland and fields beyond, modern shower-room with wall to wall shower enclosure and vanity wash hand basin with separate W.C., living/dining room with far reaching views over Monkton Combe and Midford Valley, gas central heating throughout. Well kept communal gardens, with undercover seating area. Garage with plenty of space for storage or a car. Off Street Parking in a first come first served car park. Ideal first time buy, 2nd home, downsizing, retirement or investment purchase.

Leasehold - 949 years remaining

Service Management Maintenance Charge £105 per month. Each owner owns a 1/9th share of Management Company.

EPC - C

Council Tax Band - C



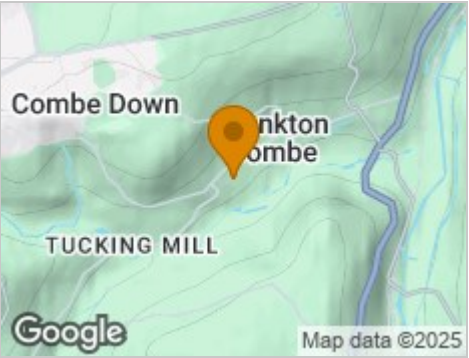
Road Map



Hybrid Map



Terrain Map



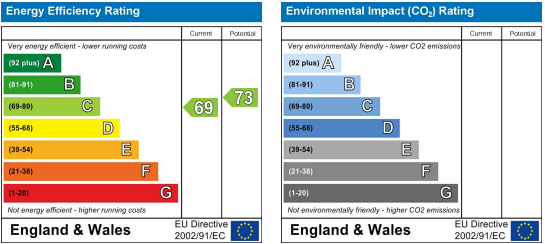
Floor Plan



Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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