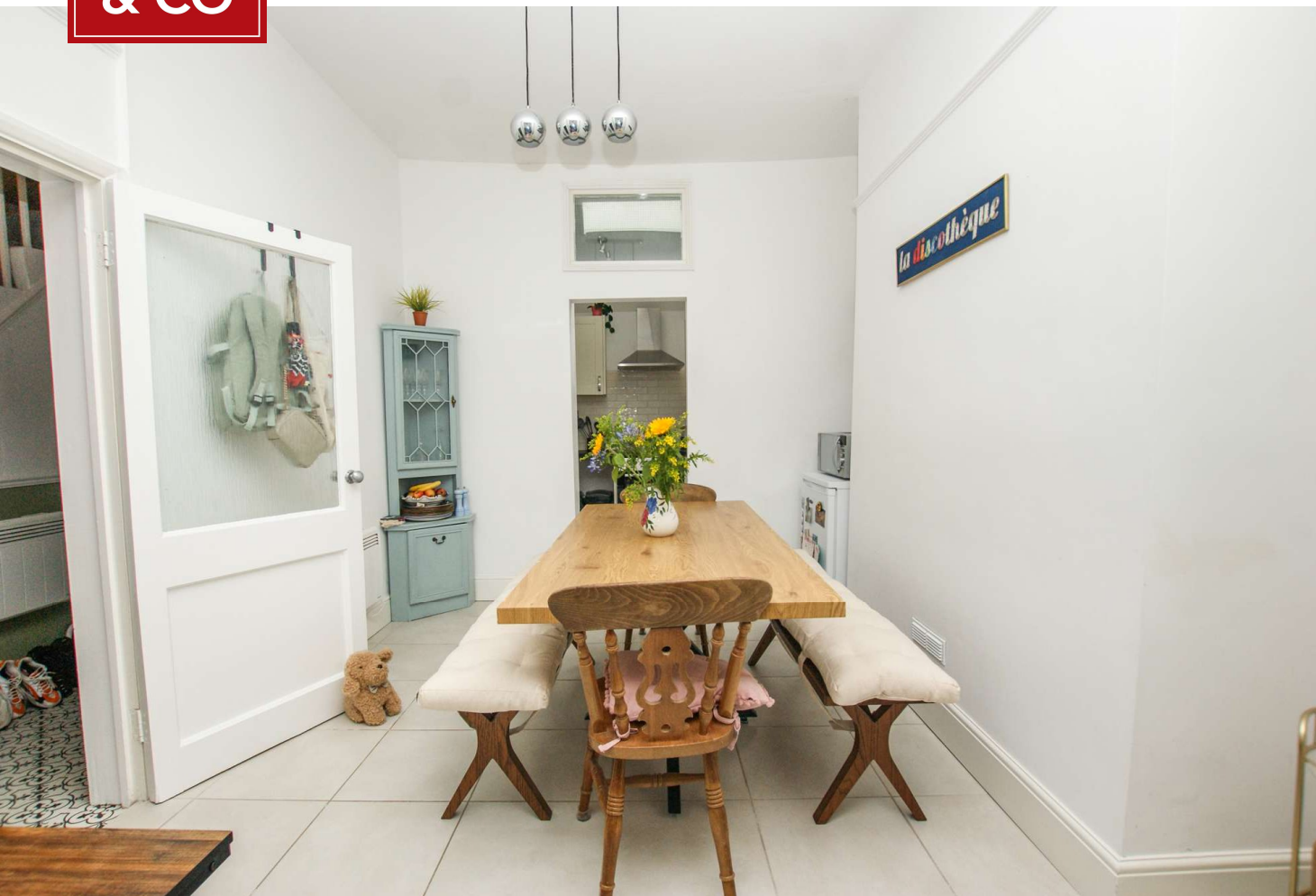




Wellsway
Bear Flat | BATH

NASH
& CO



A stylish well presented garden maisonette enjoying fantastic views across Lyncombe Vale. Occupying the lower ground floor and garden level of this Grade II listed townhouse the maisonette is light & airy. The entrance opens from the communal hall with a staircase leads down to the inner hall. The dining area is accessed from the hall opening into the sitting room to the rear enjoying a beautiful period fireplace and the fantastic view. The kitchen is off the dining area with a roof light allowing the natural light to flood in. The shower room sits at the rear of the inner hall comprising of a shower cubicle, wash hand basin and WC whilst to the front of the hall you will find a utility room along with some useful storage space. Stairs then lead down to the garden level with a rear hall offering access to the garden and also into the bedroom. This space is two rooms with the initial room featuring a Bath Stone fireplace plus window looking onto the garden. An archway opens into the second room/dressing area which is a converted vault. The garden begins with a concrete patio and then leads onto a lawn finishing with a decked terrace and garden shed.

Location

The Apartment is in the popular Bear Flat area of Bath, on the southern slopes of Bath. This property would suit a family or professional couple and is ideally situated close by to local shops in Bear Flat, including a delicatessen, chemist, greengrocers, hairdressers and mini market. Alexander Park is a wonderful facility offering open space for families to enjoy along with its fabulous views across the City. Local schools that can be found around the area, include Beechen Cliff and St Gregory's senior schools and Paragon and Widcombe junior schools. The World Heritage City of Bath beckons at the foot of the Wells Road and offers a diverse range of restaurants, shops and cultural opportunities including the recently opened Bath Spa, the Theatre Royal, Pump Rooms, and the Abbey amongst others. Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.



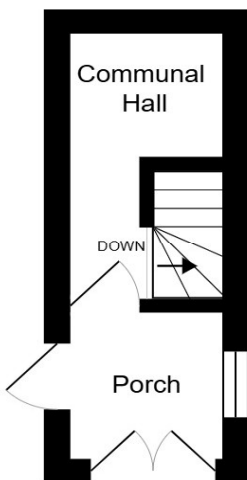
- Spacious one bedroom apartment
- Sitting room with stunning outlook to rear
- Dining room
- Modern fitted kitchen
- Shower room
- Utility room
- Lower ground floor bedroom with dressing area
- Enclosed sunny rear garden

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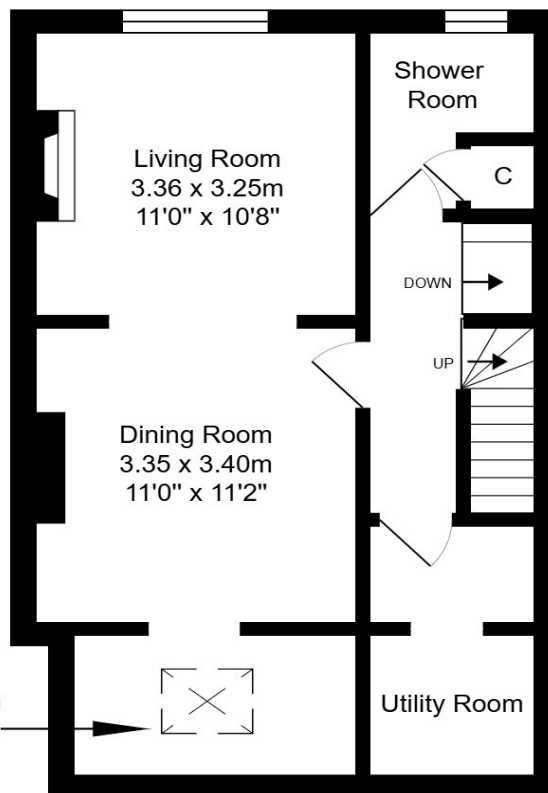
enquiries@nashandcobath.co.uk

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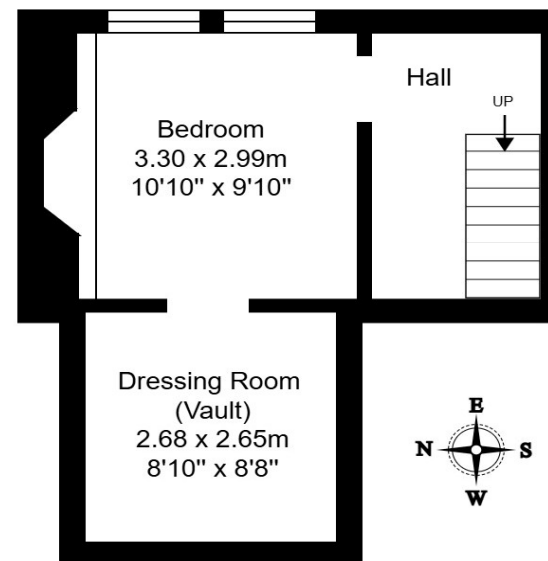
Ground Floor
Area: 10.0 m² ... 108 ft²



Lower Ground Floor
Area: 40.1 m² ... 431 ft²



Garden Level
Area: 21.4 m² ... 231 ft²



Total Approx Area: 70.0 m² ... 753 ft²

Additional Property Information

- Tenure:
- EPC Rating:
- Council Tax Band:

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.