



- A beautifully presented first floor apartment, 8 miles from city centre Bath
- Lounge with far reaching rural views across open fields
- Newly fitted feature kitchen with integrated appliances
- One double bedroom with double wardrobe recess
- Attractive bathroom with shower over bath
- Convenient, easy allocated parking and south facing garden area



"A fully refurbished first floor apartment with far reaching rural views and super convenient parking".

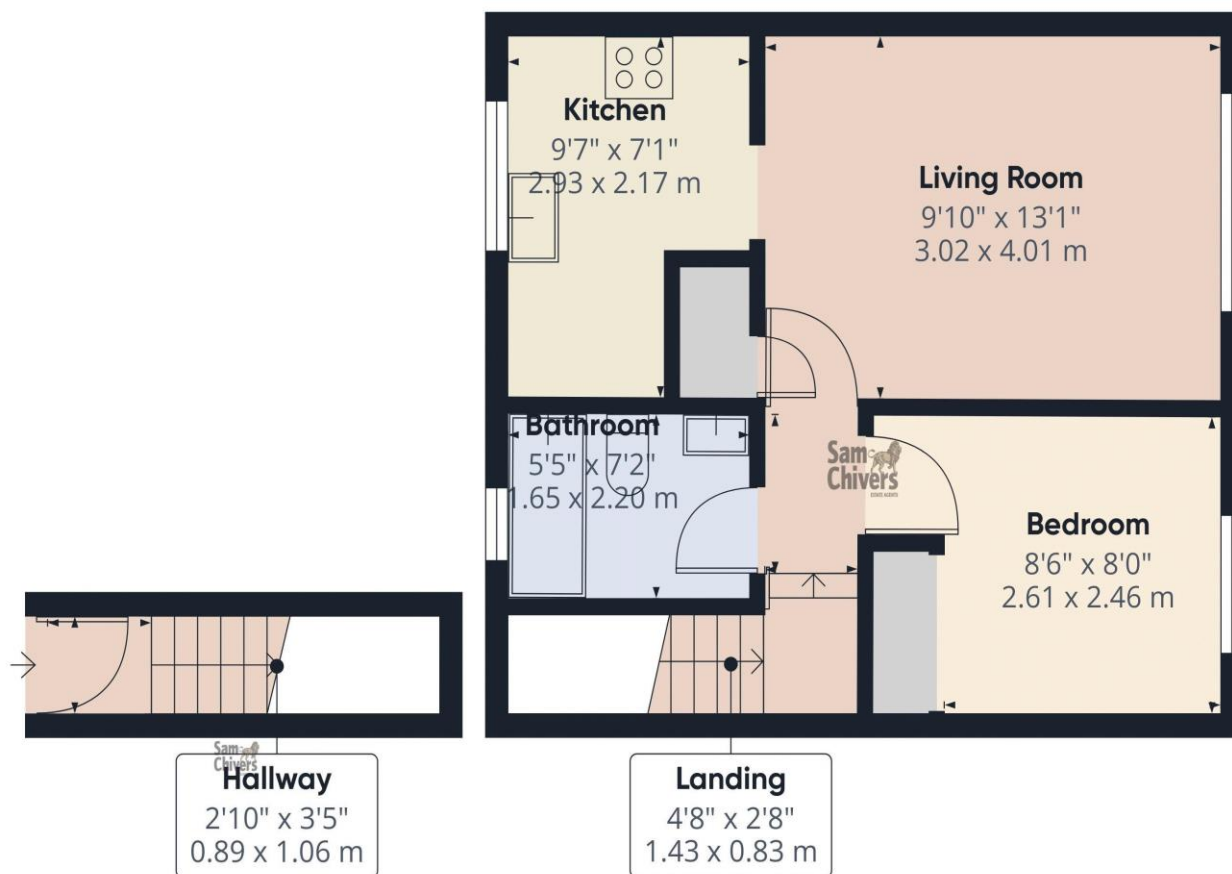
The property has been the subject of an extensive updating project which includes a fresh new kitchen with integrated appliances, new dimplex quantum, smart dynamic heating combined with brand new certified electrical fuse boards, fresh decor and new flooring. The accommodation comprises an entrance lobby with staircase rising to the first floor landing. The lounge has a pleasant and sunny rural aspect with doorway opening into a newly fitted kitchen finished in matt slate grey complimented by dark wood effect worktops and ambient lighting. Fitted electric oven and hob with extractor hood above, integrated dishwasher and fridge-freezer, space for a washing machine, far reaching views from the kitchen window. One double bedroom with double wardrobe recess. Attractive modern bathroom with shower over bath.

Outside, there is convenient private parking with an allocated space, secure bin store cupboard and south facing garden area.

Leasehold of 999 years commencing 1989 with a lease residue of 963 years. Ground Rent 25.00 per annum. No management fees applicable.

Tenure: Leasehold. **Council Tax Band:** A





Approximate total area⁽¹⁾
379 ft²
35.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

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