



Ground Floor Flat,
44 Milton Avenue, Bath. BA2 4QZ

Asking Price: £365,000



2 bedrooms



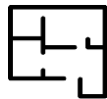
Very desirable Poet's
Corner location



Generous rear garden



Resident's Parking Zone



721 Sq. ft / 67 Sq. m

The Property

- Beautifully presented 2-bedroom flat
- Bonus of ground floor position
- Good-size and attractive, private rear garden
- 2nd bedroom ideal as work-from-home office
- Excellent condition
- Rarely available Poet's Corner apartment

The Location

- In the heart of lovely Poet's Corner
- 0.8 miles walk to Bath Spa Train Station and the City of Bath
- 20+ shops and services in Bear Flat shopping parade
- Near Hayesfield and Beechen Cliff Schools
- Beautiful Alexandra Park, minutes away
- Residents' parking zone





The Property: This wonderful conversion apartment occupies the whole ground floor of a lovely Poets' Corner property, with a distinct advantage of the full, private rear garden.

It is situated in the extremely desirable, and leafy neighbourhood just south of the city of Bath.

Ground Floor: We begin with a communal vestibule and hallway, which opens into the private hallway. Here, there is stripped wooden flooring, dado rail and a store cupboard.

The kitchen comprises modern shaker-style units with wooden worktops, and built-in electric oven, halogen hob and dishwasher. There is a useful, separate prep-area adjacent.

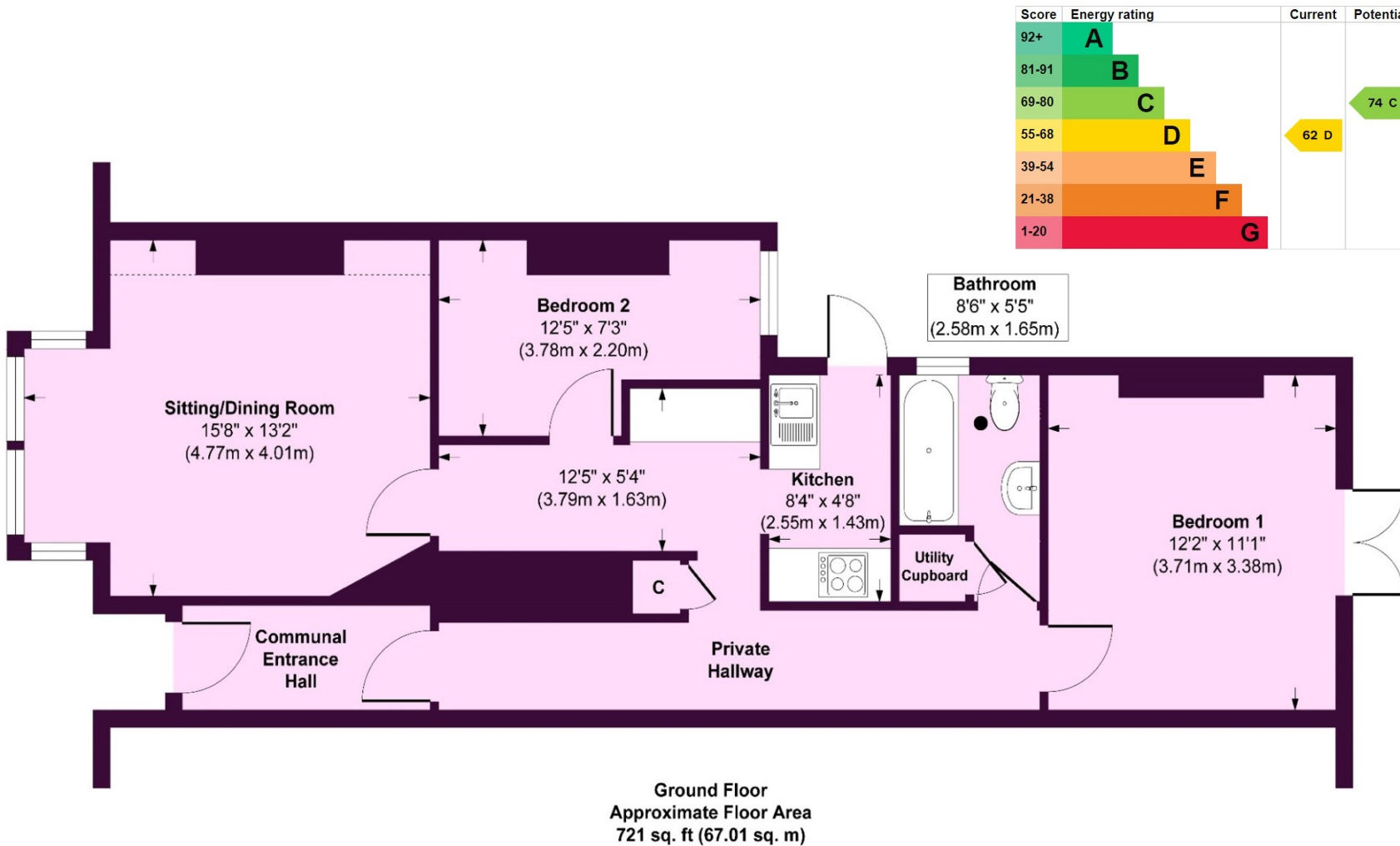
The wonderful sitting/dining room enjoys lots of natural light and attractive features, including cast-iron fireplace, ceiling cornicing and built-in alcove cupboards. There is also the bonus of uPVC double-glazed sash windows, and there is plenty of space for dining.

Bedroom 1 is a lovely large double to the rear of the property. It is stylishly presented with aluminium, double glazed French doors straight to the garden. The second bedroom is positioned in the centre of the property and is suitable as a smallish single room with space to work from home as well.

Finally, the smart bathroom comprises a white suite of panelled bath (with mixer shower over), basin and WC, and there is a handy utility cupboard with washing machine included.

Outside: There is the distinct bonus of a wonderful, private rear garden, beginning with a large, decked seating area, and continuing to lawn with a garden shed and gated access to the rear lane. A garden of this size is rarely available with apartments in Poets' Corner.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: From the Churchill Bridge Roundabout take the A367 Wellsway up to Bear Flat. After the traffic lights take the 3rd left onto Milton Avenue and the property is found further up on the left hand side.

Approx. Gross Internal Floor Area 721 sq. ft / 67.01 sq. m
Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.
This plan is for illustrative purposes only and is not drawn to scale.
Produced by Elements Property

