

Bath - 4 York Mews, London Road BA1 6FG  
Freehold Semi-Detached Residential House Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS





# Bath - 4 York Mews, London Road BA1 6FG

## Freehold Semi-Detached Residential House Investment



### Investment Consideration:

- Purchase Price: £400,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises new-build in 2019 residential house
- Provides 2 bedrooms, 1.5 bath and open plan kitchen/living
- Benefits from large rear garden and undercroft storage
- Situated within 2 min walk from Morrisons Superstore and 1.3 miles (15 min drive) from Bath Train station



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### Property Description:

Comprises new-build in 2019 semi-detached house arranged as a ground floor open plan kitchen/living room with single toilet. First floor provides 2 large bedrooms and bathroom/wc. The property benefits from undercroft storage area and provides the following accommodation and dimensions:

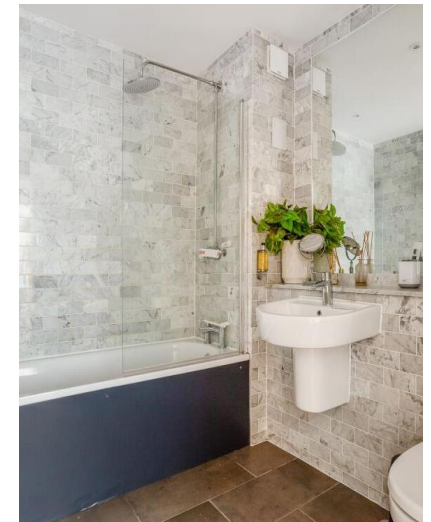
**Ground Floor:** Open plan kitchen/living room, wc

**First Floor:** 2 bedrooms, bathroom/wc

**Undercroft:** Ancillary, storage

**Total Ground/First Floor GIA:** 70 sq m (753 sq ft)

**Additional Undercroft Storage:** 44 sq m (474 sq ft)





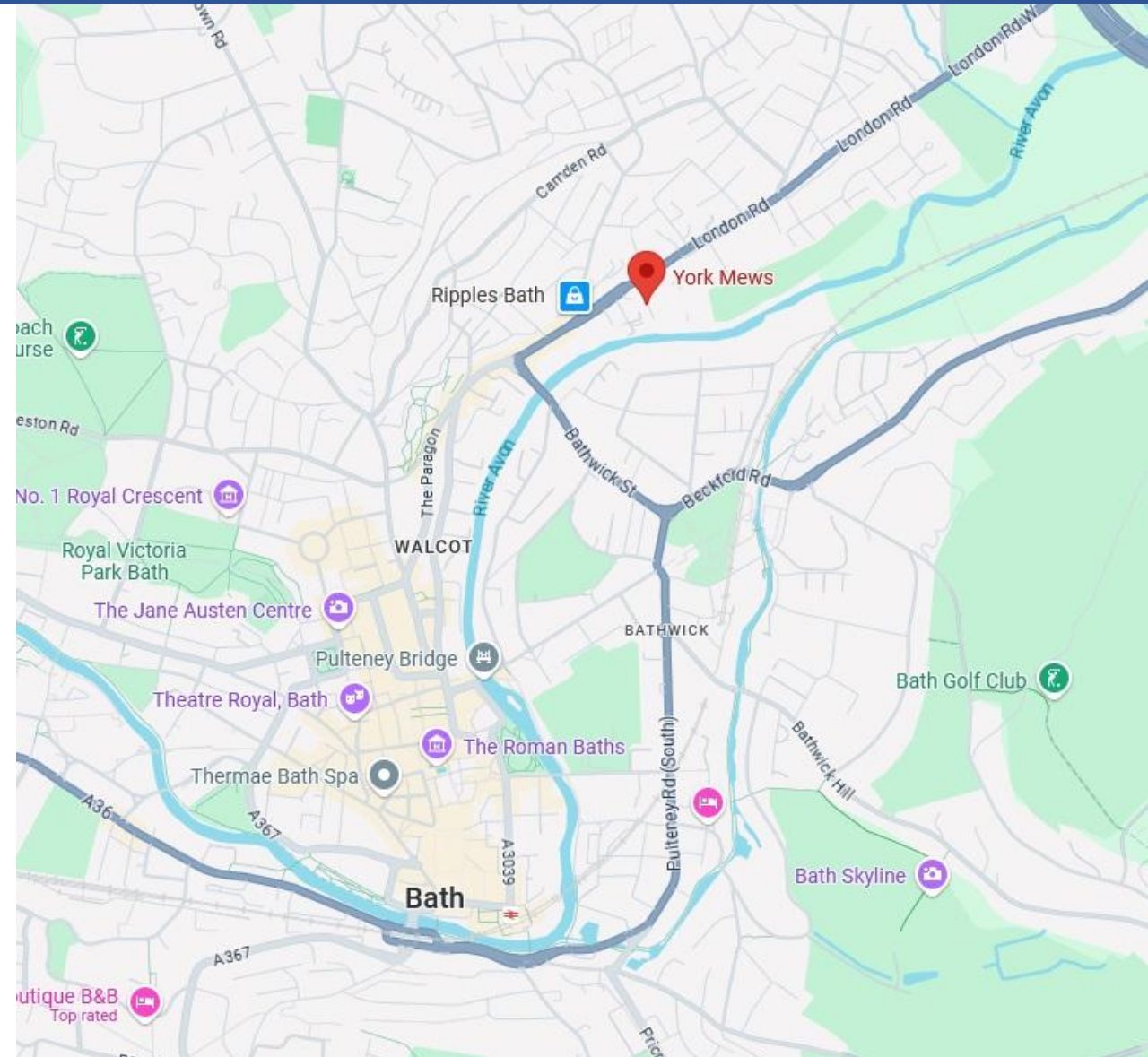
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### Location:

Bath is an affluent and attractive City located 13 miles south-east of Bristol. It is the largest City in Somerset. The City is a designated World Heritage Site, and a popular tourist destination famous for its ancient Roman Baths and its Georgian architecture. The City is well served by the A4, A36 & A46 which provides access to the M4 (J18) approximately 8 miles to the north. Bath Spa Rail Station provides regular services to London Paddington (1 hr 22 mins) and Bristol Temple Meads (12 mins) amongst many other destinations. The property is situated within 2 min walk from Morrisons Superstore and 1.3 miles (15 min drive) from Bath Train station.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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