



Mulberry Way, Combe Down, Bath, BA2 5BU

Offers Over £290,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

📞 07595 898 050

Mulberry Way, Combe Down, Bath, BA2 5BU

Quote Reference NF0664 To Arrange Your Viewing

Perfectly suited for professional couples, downsizers or those seeking a modern, low-maintenance lifestyle, this beautifully appointed first-floor apartment in Combe Down offers the ideal blend of contemporary design and everyday convenience, wrapped up in an Energy efficient B Rated home. With spacious interiors and thoughtful amenities, it is ready to welcome you home—schedule your viewing today

My Vendors are Onward Suited





Entrance Hall

Door into, smoke alarm, telephone entry system, radiator and tiled flooring. There is a large double cupboard with a light which also houses the consumer unit and air ventilation/extraction system.

Kitchen/Dining/Living Room

7.57m maxx 4.29m max (24'10" x 14'0")

Five double glazed windows across the front and side aspects. The room is an open plan with the kitchen area as follows; smoke alarm, recessed spot lights and extraction vent. There is a range of white gloss wall and base units with a wood effect laminate work top and splash back, inset 1 & 1/2 bowl sink/drainage with a mixer tap. A wall mounted Ideal Combination boiler behind one cabinet. There is a good range of AEG integral appliances including an Four ring gas hob with extractor hood over, Double Oven, slimline Dishwasher, Fridge/Freezer and Washer/Dryer and this area of floor is tiled.



In the Living Area there is space for Sofas, a dining area, television, satellite, telephone and Cat 5e points. This area has two radiators and carpet flooring.

Bedroom One

4.02m x 3.19m (13'2" x 10'5")

Double glazed window to the front aspect, fitted double sliding door wardrobe and a radiator.



En-suite

2.07m x 1.24m (6'9" x 4'0")

Recessed spot lights, extractor fan, partially tiled walls, chrome towel radiator and tiled flooring. There is a three piece white suite comprising a double Shower cubicle with a mixer shower over, pedestal wash hand basin and a low level WC with a hidden cistern.

Bedroom Two

3.81m x 3.28m (12'6" x 10'9")

Double glazed window to the front aspect, fitted double sliding door wardrobe and a radiator.

Bathroom

2.08m x 2.07m (6'9" x 6'9")

Recessed spot lights, extractor fan, partially tiled walls, chrome towel radiator and tiled flooring. There is a white three piece suite comprising of a Bath with glass shower screen and Aqualisa Electronic shower over, pedestal hand basin and a low level WC.



Allocated Parking

To the rear of the property is a Car Park for residents and this property has space number 12 which can be conveniently found near the rear entrance door.

Agents Notes

EPC = B, Council Tax Band = C (£2,041.27 PA estimate) – Bath & Northeast Somerset.

Services - Mains electricity, Mains gas, Mains water, Mains drainage. Leasehold property. Built 2019

Term: Residue of a 999 year lease from 01/08/2018

Managing Company: Mulberry Park Apartments (Management Company) Limited

Current Service Charge: £1800 per annum

Ground Rent: £200







Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

