



Hayden Close, Bath
£275,000



9 Hayden Close

Bath, BA2 3JU

The Property

Located in a quite Cul-De-Sac off of Upper Oldfield Park this ground floor self-contained apartment benefits from it's own private entrance & private garden to the front. The accommodation comprises entrance hall, sitting/dining room, modern kitchen, two double bedrooms and bathroom. Additionally, the property enjoys a secluded spot with permit parking and a single garage. Early viewing advised.

The Situation

Upper Oldfield Park occupies a prestigious position on the southern slopes of Bath. It boasts proximity to the excellent Bear Flat and Moorland Road shopping parades and good access to the City Centre down the Wells Road. Nearby schools include St John's and Widcombe primary schools, Hayesfield secondary school for girls and Beechen Cliff secondary school for boys. There are a number of doctors and dental surgeries on hand.

Bath Spa railway station offers access to both Bristol and London Paddington. The M4/M5 motorway network is just a few miles to the North of Bath and access to Bristol International airport is only a short distance to the West.





Entrance Porch

Double glazed front door.

Entrance Hall

Electric heater, cupboard.

Sitting/Dining Room

Double glazed window to the front, electric heater.

Kitchen

Double glazed window to the front, a range of wall & base units with laminate work tops over, inset enamel sink with mixer tap, space for free standing electric cooker with extractor filter over, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Double glazed window to the rear, double built-in wardrobe.

Bedroom Two

Double glazed window to rear, double built-in wardrobe.

Bathroom

Double glazed window to the side, modern panelled bath with tiled surround and shower head over, pedestal wash hand basin with tiled splash back, low level WC, electric towel rail, shaver point.

Outside

To the front is a private garden currently laid to lawn with various shrubs and a selection of plants

Garage & Parking

Located in a block is a single garage with up & over door, plus on street permit parking.

Leasehold Details

Lease: 987 years Remaining
Management Company : Self Managed
Service Charge: £160 PA
Ground Rent: N/A



Miscellaneous items

EPC: D
Council Tax: B
Utilities: All main services
Authority: Bath & North East Somerset
Tenure: Leasehold
Lease: 987 Years
Ground Rent: N/A
Service Charge: £160 PA

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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Independent Mortgage Advice

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

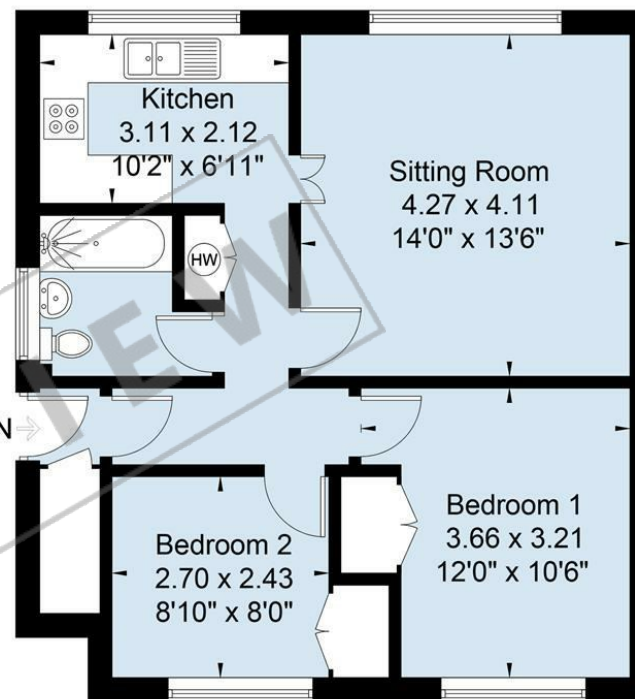
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Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



Ground Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023

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T: 01225 421000

E: bath@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 6 Wellsway, Bath, BA2 3AQ

Chase
Buchanan