



Old Orchard Street, Bath





# 18 Ground Floor Old Orchard Street

## Bath, Bath And North East Somerset, BA1 1JU

Perfectly Located In The Centre Of Historic Bath, This Renovated Apartment Operating As Airbnb Is For Sale Including Furniture & Offers A Great Opportunity With Immediate Returns Due To Excellent Autumn Bookings. Ideally Situated By World-Famous Sites Like Bath Abbey, The Roman Baths, Thermae Spa & The Rec Home To Bath Rugby.

- City Centre Location
- Currently Has 122 Reviews at 4.7\*
- Permit Parking Available
- Trading As A Holiday Let
- Communal Gardens To The Rear
- Close To Bath Transport Hub
- Average Monthly Income Of £2,029
- Majority Of Fixtures & Fittings Included
- No Onward Chain



## **The Property**

Owned and operated as an Airbnb with full knowledge and consent of the management company directors. This super little one bedroom apartment is located on the ground floor with access to a superb communal garden to the rear. Benefitting from splendid character features including sash window, period fireplaces and cornicing, with the added benefit of kitchen with appliances. The property comes with a good deal of fixtures and fittings relating to the holiday let business.

## **The Situation**

At the heart of Georgian Bath and close to all the major tourist attractions, Old Orchard Street is ideally placed in the City Centre, midway between Brunel's Bath Spa railway station and Bath Abbey. Just 100 yards away, you will find Parade Gardens which offers a delightful view across the river to the stunning Pulteney Bridge. The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars along with a number of cultural activities including a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms. World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Royal Crescent, Bath Spa, The Priory and Combe Grove Manor Hotels.

## **Sitting Room**

Two large sash windows to front elevation, fitted plantation style shutters, fitted shelving, electric panel radiator with digital programmer, entry telephone, ornate cornice & ceiling rose.

## **Kitchen Area**

White fitted kitchen comprising; range of wall and base units, 1.5 stainless steel sink with mixer tap over, integrated appliances including fridge, washing machine, self-clean electric oven, hob with extractor hood and mirrored splash backs.

## **Bedroom**

Sash window to rear elevation, fitted wooden shutters, large in-built cupboard/wardrobe, period fireplace with gas fire, electric panel radiator with digital programmer, plaster cornicing and ceiling rose.

## **Shower Room**

White suite comprising; low level W/C, wash basin with mixer tap over and tiled splash back, large walk-in electric shower, mirrored vanity cupboard, large storage cupboard, electric towel heater, spotlighting, tiled flooring.

## **Outside**

The property has access and use of a communal courtyard garden with an abundance of planters, outside seating areas and is a quite retreat from the bustle of the city centre.

## **Lease Details**

Tenure: Leasehold

Lease Term: 976 years remaining

Holiday Lets: Permitted By Current Directors

Service Charge: £ 83 PCM

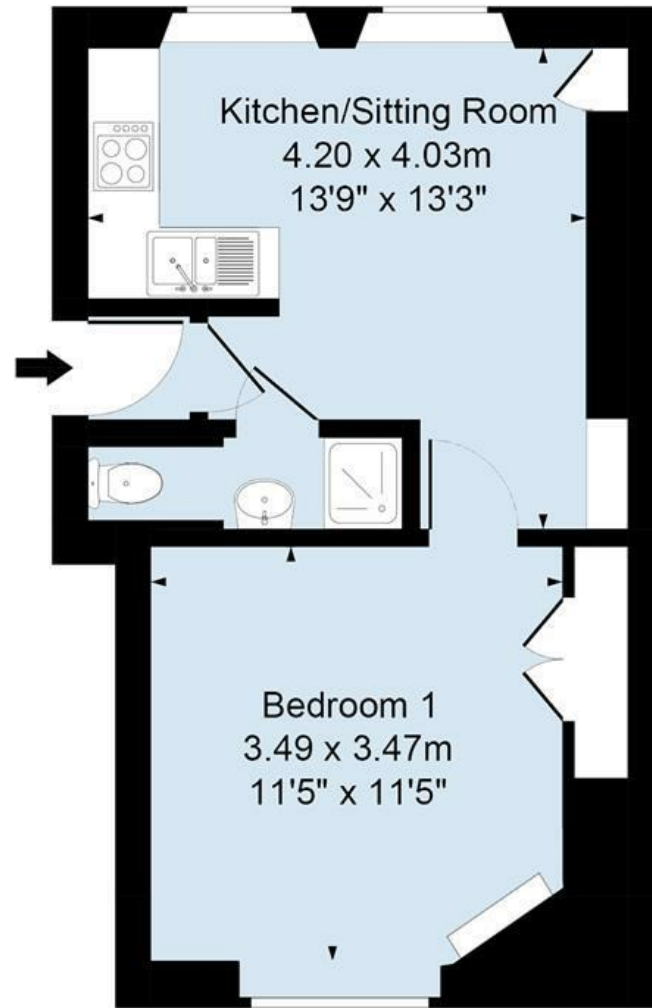
Ground Rent: N/A

Management Company: Old Orchard Street Management Company





Approximate Gross Internal Area = 32.9 sq m / 354 sq ft



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](http://www.roomcpm.com) | © Room - Creative Property Marketing Ltd 2023

## Agents Notes

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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

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC:

Council Tax:

Utilities: All main services

Authority:

Tenure: Leasehold

Lease: 976 Years Remaining

Ground Rent: N/A

Service Charge: £85 pcm

For more information or to book a viewing, please contact:

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