



Belvedere, Bath
£245,000



Flat 1, 2 Belvedere Bath, BA1 5ED

The Property

A spacious one bedroom lower ground floor apartment with its own entrance from the street plus vaulted cellar providing useful storage space. The apartment is presented in good order and benefits from open plan sitting/dining/kitchen, with contemporary fitments including integral hob, oven, dishwasher, washing machine, fridge & freezer.

The bedroom is again a good size with access to the outside and a modern shower room complete with modern walk-in shower wash hand basin and concealed cistern WC. The property is bound to attract strong interest so early viewing is essential.

The Situation

Belvedere is located in the heart of Georgian Bath, close to the famous Bath Assembly Rooms which leads onto the Kings Circus, Brock Street and Royal Crescent, which from an aerial view forms The Masons Key.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well respected cultural activities which includes 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.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.





Sitting/Dining/ Kitchen

An open plan space with three sash windows set in a semi circular wall to one end, electric heater, door to outside, LVT flooring.

Kitchen Area

A contemporary white gloss kitchen comprising wall and base units with laminate work tops over, inset single drainer sink with mixer tap, inset ceramic hob with extractor filter over, built-in electric double oven, integral fridge/freezer, integral dishwasher and washing machine, ceiling spot lights, tiled splash backs.

Bedroom

Spacious double bedroom with sash window, feature stone fireplace, door to outside, double built-in wardrobe, two electric heaters.

Shower Room

Walk-in shower enclosure with electric shower over, vanity wash hand basin, concealed cistern WC, chrome ladder style electric heater, extractor fan.

Cellar

Vaulted cellar ideal for storage of bikes and outdoor equipment.

Leasehold Information

Tenure: Leasehold

Lease Term: 125 years remaining

Pets Allowed: yes

Service Charge: £764.92

Management Company: Curo Housing



Miscellaneous items

EPC: Exempt
Council Tax: A
Utilities: All main services
Authority: Bath & North East Somerset Council
Tenure: Leasehold
Lease: 125 Years
Ground Rent: N/A
Service Charge: £764.92

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

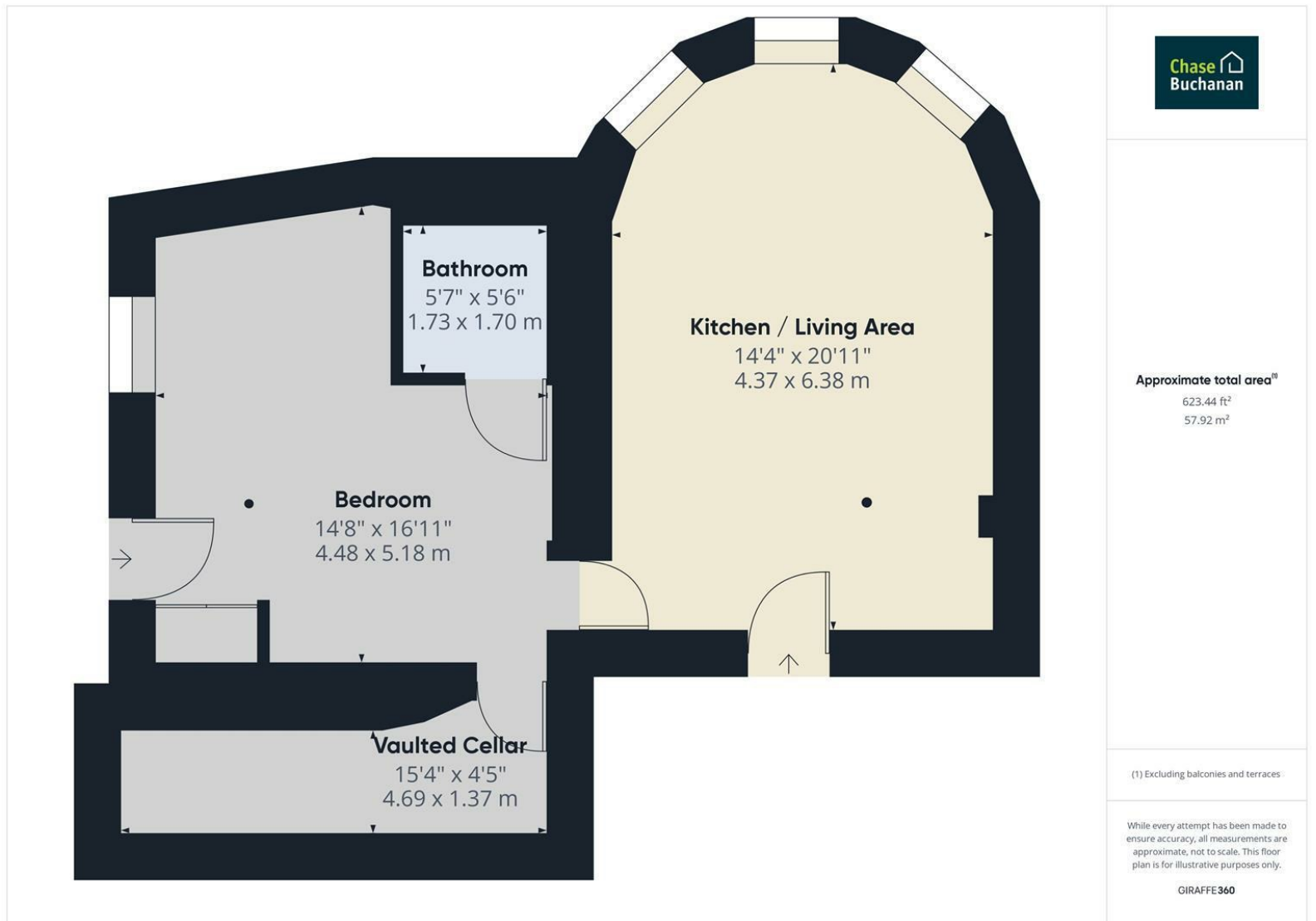
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