



Devonshire Buildings, Bath

Chase   
Buchanan

# 14 Attewell Court

## Devonshire Buildings

### Bath, BA2 4ST

#### The Property

A well presented Second floor flat, in a lovely quiet location. This purpose built block houses just 15 flats in total. This property occupies the top floor and enjoys a large living dining room to the rear of the property with lots of natural light, a spacious modern kitchen, two good sized bedrooms and above all a single garage to the rear accessed through secure gates.

#### The Situation

Bear Flat is a much sought after residential area with its proximity to the city centre and avenues of fine period housing known locally as Poets Corner. This location provides good access to both the city centre and Bath Spa Station with links to London Paddington. Junction 18 of the M4 is approximately 25 minutes drive and Bristol Airport is approximately 45 minutes.

Nearby amenities include a variety of local shops including an Italian Deli, Coffee Shop, Local Pub and a highly recommended Bistro plus a Tesco Express and Co-Op supermarket. Alexandra Park boasts magnificent views across the Georgian splendour of Bath.

#### Entrance Hall

Door entry phone, built-in airing cupboard, built-in storage cupboard.





### **Sitting/Dining Room**

A large room to the rear of the property with lots of natural light with archway to the kitchen.

### **Kitchen**

Double glazed window to rear, a range of wall and base units with laminate work tops over, inset one and a half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for free standing fridge/freezer, Integral electric oven, integral gas hob with extractor filter over, wall mounted gas boiler.

### **Bedroom One**

Double glazed window to front, radiator. Range of white built-in bedroom furniture units.

### **Bedroom Two**

Double glazed window to the front, radiator.

### **Bathroom**

Panelled bath with electric shower over and screen, low level WC, pedestal wash hand basin, extractor fan. shelving, part tiled walls.

### **Garage**

Located to the rear of the apartments, with up and over door.

### **Leasehold Information**

Leasehold With Share Of Freehold: 955 years remaining

Management Company: West of England

Service Charge: £1,440 per annum

Ground Rent: N/A



### Miscellaneous items

EPC: C  
Council Tax: C  
Utilities: All main services  
Authority:  
Tenure: Leasehold - Share of Freehold  
Lease: Add text here  
Ground Rent: Add text here  
Service Charge: Add text here

### 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](http://www.chasebuchanan.co.uk)

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### Independent Mortgage Advice

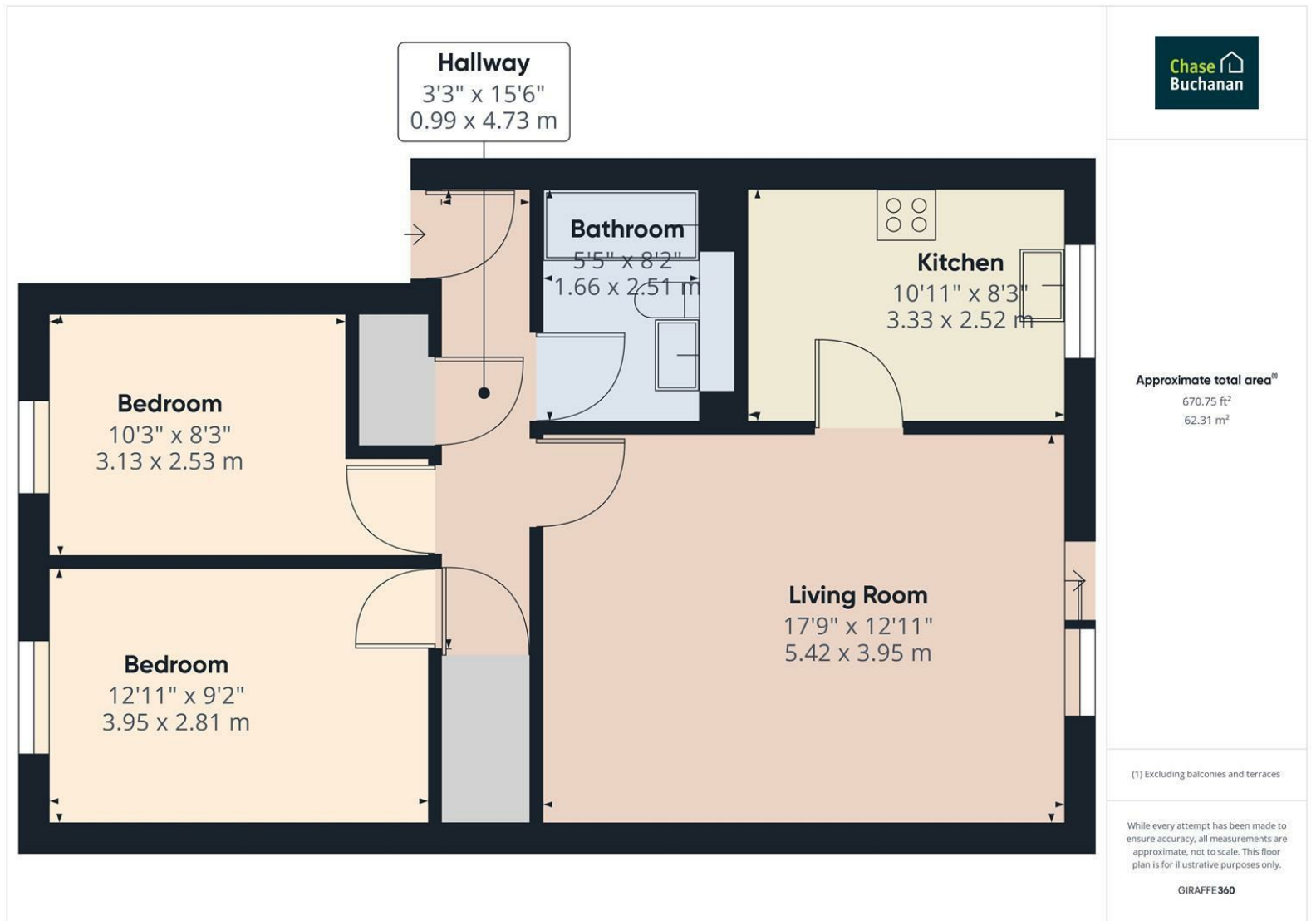
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- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* 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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T: 01225 421000

E: [bath@chasebuchanan.co.uk](mailto:bath@chasebuchanan.co.uk)

W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)

A: 6 Wellsway, Bath, BA2 3AQ