



The Old Workshop, Bath  
£220,000



## Flat 2 The Old Workshop, Rear of 75 Lower Oldfield Park Bath, BA2 3HR

### The Property

Located on the fringes of Oldfield Park and walking distance to both local amenities and the city centre, this first floor apartment has been thoughtfully designed with characterful features and charm. Offered with no onward chain the accommodation comprises of a living room, double bedroom, kitchen with appliances, bathroom that are all light and airy due to the many roof lights. It has been neutrally decorated throughout, has modern fixtures and fittings, double glazing and gas central heating would suit a first time or investor buyer.

### The Situation

The property is located just off Lower Oldfield Park and close to various amenities at both Moorland Road & Bear Flat including a number of shops, Beechen Cliff School and Hayesfield School. The City Centre of Bath and the village area of Widcombe, is within a short walk.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is 15-minute walk away. In addition, there is a Railway Station in Oldfield Park. The M4 Motorway Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

### Communal Entrance Hall

Part glazed door from the street.





### **Hall & Staircase**

Wooden door & staircase rising to the first floor.

### **Landing**

With Velux roof light.

### **Sitting Room**

Wood casement double glazed windows, Velux roof light with fitted blind, cupboard with Worcester gas fired boiler providing domestic hot water and central heating.

### **Kitchen**

A range of built-in units with laminate work tops, inset single drainer stainless steel sink unit, integrated appliances including gas four ring hob, extractor hood and electric oven under, plumbing for washing machine and space for fridge and wood casement double glazed window with westerly aspect.

### **Double Bedroom**

Wood casement double glazed window with westerly aspect and access into loft space.

### **Bathroom**

Wood casement double glazed window, Velux roof light, tiled panelled bath with tile surround and shower head over, pedestal wash hand basin, low level WC, chrome ladder style radiator.

### **Leasehold Details**

Tenure: Leasehold

Lease Term: 985 years remaining

Pets Allowed: Yes

Service Charge: 50% contribution to Insurance, communal electricity & any ongoing repairs.

Management Company: N/A



### Miscellaneous items

EPC: C  
Council Tax: A  
Utilities: All main services  
Authority: Bath and North East Somerset  
Tenure: Leasehold  
Lease: 985 Years Remaining  
Ground Rent: n/a  
Service Charge: 50% contribution to Insurance, communal electricity & any ongoing repairs.

### 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)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

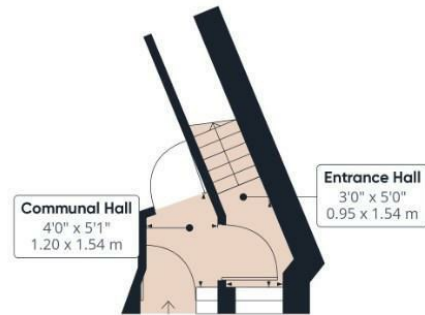
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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

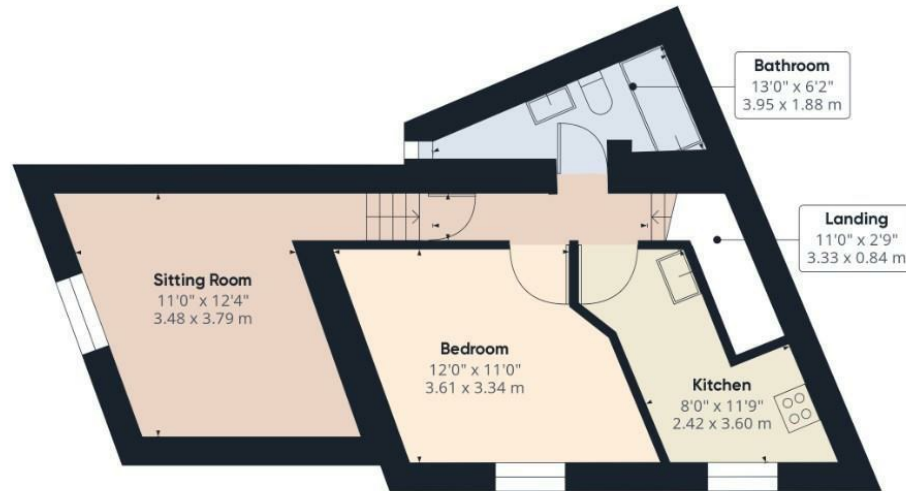
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### 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.



Floor 0



Floor 1



Approximate total area<sup>1)</sup>

517.1 ft<sup>2</sup>

48.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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