



Wells Road, Bath
£325,000 OIEO



145a First Floor, Wells Bath, BA2 3AL

The Property

An immaculately presented, first floor apartment forming part of this large Victorian villa and enjoying high ceilings and large bay windows to enjoy the breath taking panoramic city vistas.

An attractive inner hall leads to a generous sitting/dining room with bay window, period fireplace and lovely Westerly views. There's easily room to relax, dine and work from this room, with potential to convert to a second bedroom whilst still retaining a spacious living space. The double bedroom is also large with good space for a kings size bed, a range of built-in wardrobes, period fireplace and stunning views. The light and airy kitchen is 'L'-shaped with contemporary units with stone composite work tops, integral appliances, dual-fuel cooker with stainless steel cooker hood over and further views towards the City.

Off the hallway, the bathroom has a stylish walk-in shower enclosure, ceiling spots and contrasting wall and floor tiles. A very handy large utility cupboard housing the GCH boiler and washing machine with additional store space (and another cupboard on the shared landing). Outside, large communal gardens give you room to relax and Westerly views allow for sunset-spotting. There is a garage and parking space in a rank behind the flat.

The Situation

Accessed via a private drive from Wells Road. A short walk takes you to the diverse range of amenities in Bear Flat including supermarket, delicatessen, café, Majestic Wine, The Bear Pub, Michelin rated Menu Gordon Jones and Alexandra Park. Bath Spa Railway Station and the City Centre are within walking distance.





Entrance Hall

Painted wooden floor, storage cupboard housing gas boiler and washing machine, feature radiator.

Sitting Room

Large sash bay window with stunning city views to front, marble fire surround with cast iron fireplace with tiled hearth, three feature radiators, picture rail.

Kitchen

Contemporary kitchen suite featuring range of charcoal wall and base units with white marble effect stone composite worktops over, free standing dual fuel cooker with stainless steel cooker hood over, integrated fridge/freezer and slimline dishwasher, inset one and a half bowl stainless steel sink with mixer tap over, two sash windows to side, tiled floor.

Bedroom

Sash window to front with stunning views, marble fire surround with cast iron fireplace, range of fitted wardrobes, feature radiator, decorative ceiling cornice.

Bathroom

Luxurious walk-in shower with dual shower heads, wash hand basin with storage beneath, concealed cistern WC, stylish floor tiles, contrasting floor & wall tiles, chrome ladder style radiator, extractor fan.

Outside

Private garage at the top of driveway, parking space in residential car park, beautifully maintained communal gardens.

Leasehold Information

Tenure: Share of Freehold

Lease Years Remaining: 957 years remaining

Management Company: 145a Wells Road Ltd

Service Charge: £1,080 PA



Miscellaneous items

EPC: C
Council Tax: B
Utilities: All main services
Authority: Bath & North East Somerset
Tenure: Share Of Freehold
Lease: 999 Years, 957 Remaining
Service Charge: £1,080 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

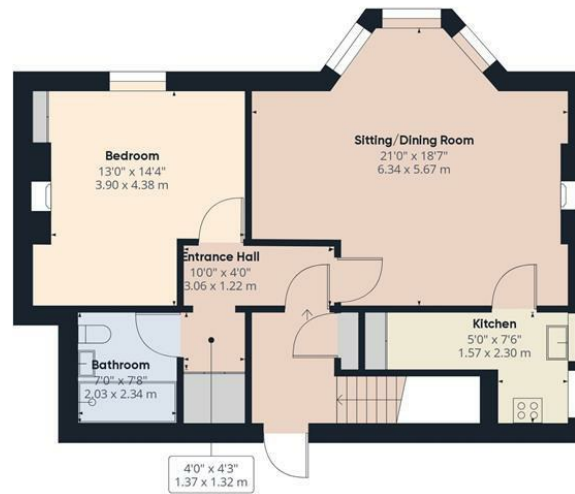
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- * Their dedicated team are by your side throughout the property-buying journey

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Floor 0 Building 1



Floor 0 Building 2



Approximate total area¹⁾

829.04 ft²
77.02 m²

(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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