



**The Academy, Wells Road, Bath, BA2 3BB**

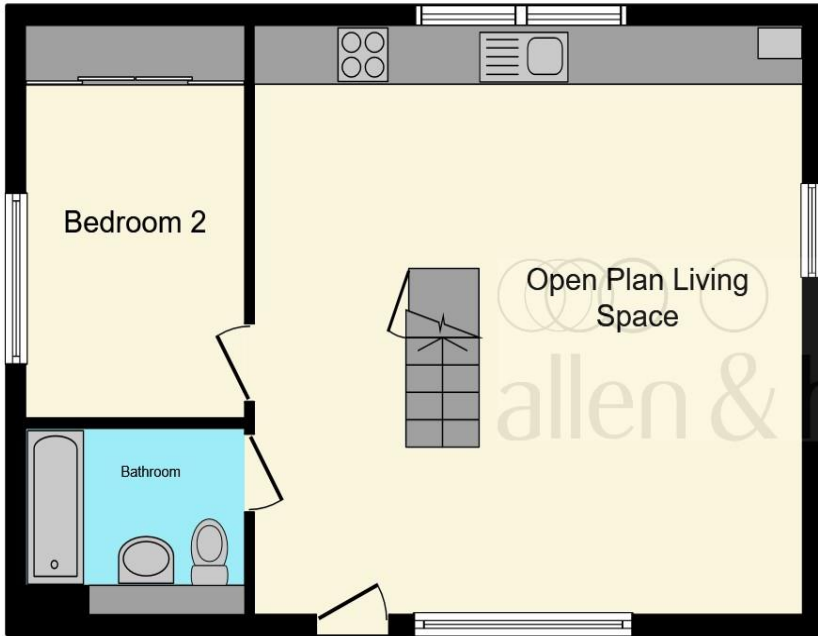


**welcome to**

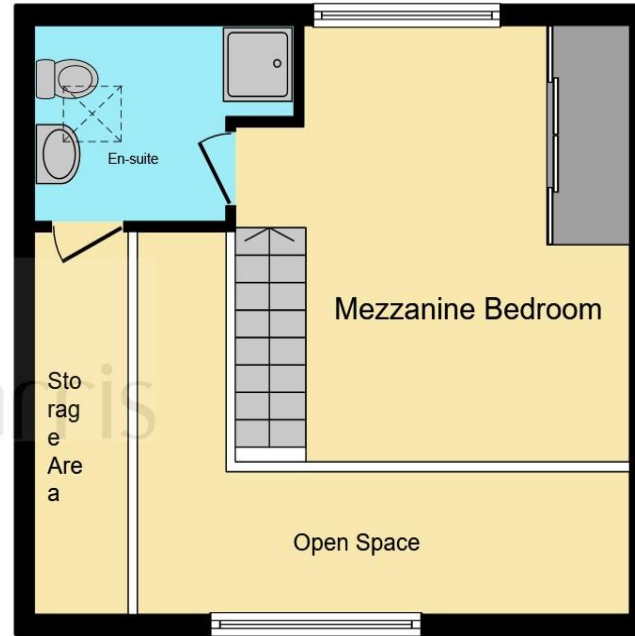
**The Academy, Wells Road, Bath**

Offering a level walk to Bath Spa Station and the Southgate shopping area of Bath. The Academy is a well-appointed, attractive and beautifully presented 2 bedroom mezzanine apartment located on the southern slopes of bath.





**Ground Floor**



**First Floor**

**Open Plan Living Space**  
 20' 3" Maximum Measurements x 19' 11"  
 Maximum Measurements ( 6.17m  
 Maximum Measurements x 6.07m  
 Maximum Measurements )

**Bathroom**  
 8' 4" x 6' 7" ( 2.54m x 2.01m )

**Bedroom 2**  
 11' 2" To Wardrobes x 8' 4" ( 3.40m To  
 Wardrobes x 2.54m )

**Mezzanine Bedroom/living  
 Space**  
 Irregular Shaped Room 15' 5" Maximum  
 Measurement x 13' 9" Maximum  
 Measurement ( 4.70m Maximum  
 Measurement x 4.19m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

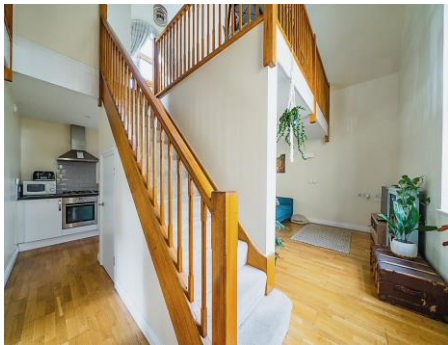
welcome to

## The Academy, Wells Road, Bath

- Two Double Bedrooms
- Mezzanine Apartment
- Stylish Finish
- Private Front Door
- Communal Gardens

Tenure: Leasehold EPC Rating: C

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT108997](https://www.allenandharris.co.uk/Property/BAT108997)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
BAT108997 - 0006

 allen & harris



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