



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



**welcome to**

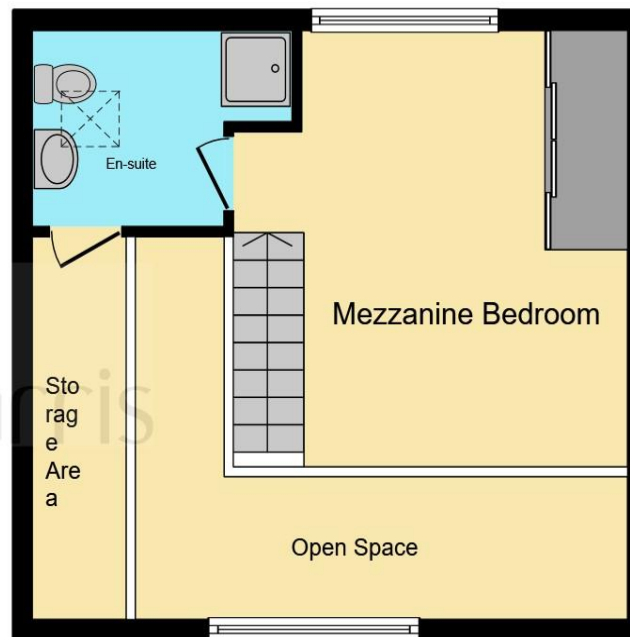
## **The Academy Wells Road, Bath**

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

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.

**£425,000**



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
BAT108997 - 0010

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