

Lower Bristol Road, Bath, BA2 3DL

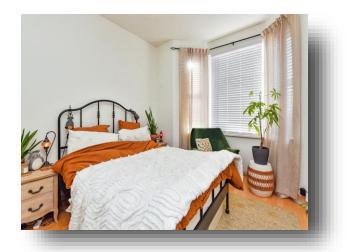


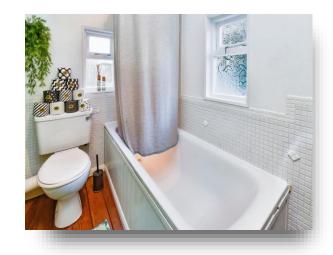
## welcome to

# **Lower Bristol Road, Bath**

An excellent opportunity has arisen to purchase this stunning bay front double bedroom garden apartment situated in a highly sought after location in the City Centre. The benefits include gas central heating, double glazing and an abundance of historic character.















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.

#### **Entrance Hall**

## **Living Dining Room**

13' 7" x 12' (4.14m x 3.66m)

### Conservatory

6' 4" x 8' 7" ( 1.93m x 2.62m )

#### Kitchen

9' 2" x 8' 5" ( 2.79m x 2.57m )

#### **Bedroom**

14' 8" x 10' 10" ( 4.47m x 3.30m )

#### **Bathroom**

4' 9" x 8' 5" ( 1.45m x 2.57m )

### welcome to

## **Lower Bristol Road, Bath**

- One Bedroom Apartment
- Ground Floor
- Conservatory
- Rear Garden
- Period Features

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000







Midland Bridge Rd

Lower Bristol Rd

Map data ©2024

Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/BAT109679



Property Ref: BAT109679 - 0003 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.

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