



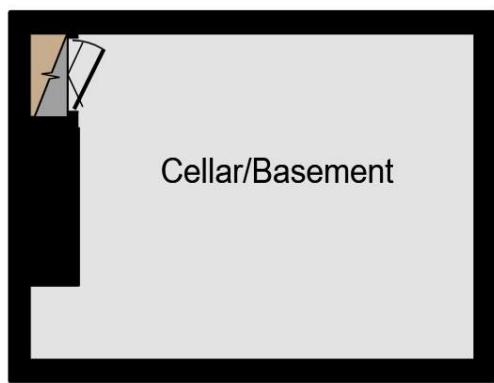
**17 Morford Street, Bath BA1 2RJ**

welcome to

## 17 Morford Street, Bath

Set on the northern slopes of Bath is this amazing, well presented TWO bedroom CITY CENTRE apartment, benefiting from having it's own PRIVATE entrance as well as being close to many local amenities. There is the added benefit of a sizeable basement which could be used subject to planning.





**Basement**



**Ground Floor**

**Sitting Room**

14' 8" x 10' 9" ( 4.47m x 3.28m )

**Kitchen**

9' 4" x 10' 4" ( 2.84m x 3.15m )

**Bedroom 1**

14' 9" x 10' 8" ( 4.50m x 3.25m )

**Bedroom 2**

9' 5" x 10' 4" ( 2.87m x 3.15m )

**Shower Room**

6' x 10' 1" ( 1.83m x 3.07m )

**Basement**

14' 7" x 10' ( 4.45m x 3.05m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## 17 Morford Street, Bath

- City Centre Location
- Two Bedrooms
- Private Entrance
- Ground Floor
- Stylish Finish Throughout

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 2275.00

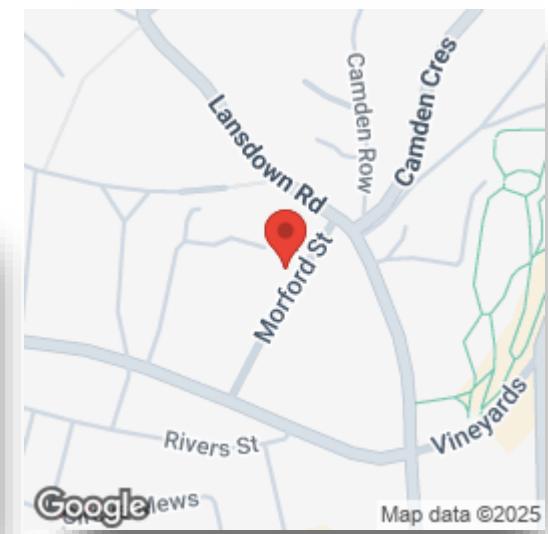
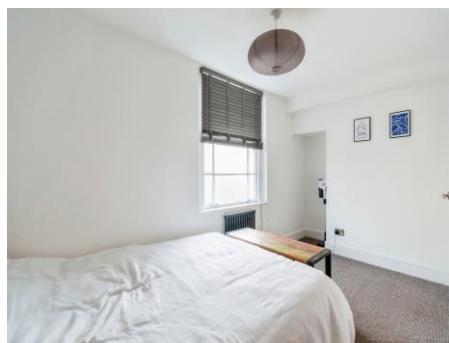
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£295,000**



**view this property online** [allenandharris.co.uk/Property/BAT109662](http://allenandharris.co.uk/Property/BAT109662)

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Property Ref:  
BAT109662 - 0011



**01225 425111**



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



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