

# THIRTY SIX



**Crandale Road, Bath BA2 3HX**



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## Crandale Road, Bath

Just off the popular Moorland Road, this impressive first-floor apartment features a low-maintenance courtyard, a ground-floor utility room, and the added benefit of holiday letting permissions. It presents an ideal investment opportunity.





## Location

## Entrance Hall

## Sitting Room

10' 5" x 14' (3.17m x 4.27m)

## Kitchen

6' x 8' (1.83m x 2.44m)

## Bedroom 1

12' 5" extending to x 11' 5" (3.78m extending to x 3.48m)

## Bedroom 2

9' 6" x 8' (2.90m x 2.44m)

## Bathroom

## Utility Room

## Outside Space

## Agent Note

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)

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## Crandale Road, Bath

- Well Presented Two Bedroom
- Proven Successful Rental Property
- Currently Achieving 6.6% Rental Yield
- Holiday letting Allowed
- Ideal Investment Opportunity

Tenure: Leasehold EPC Rating: D

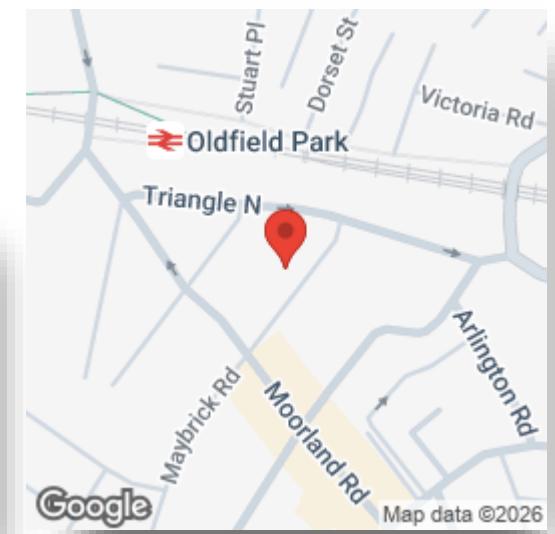
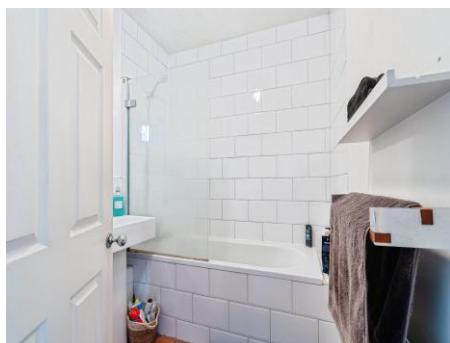
Council Tax Band: A Service Charge: 337.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Mar 1988.

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

**£270,000**



**view this property online** [allenandharris.co.uk/Property/BAT109948](http://allenandharris.co.uk/Property/BAT109948)

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Property Ref:  
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