

Alfred Street, Bath BA1 2QU



## welcome to

## Alfred Street, Bath

Situated at the TOP end of Bath City Centre is this fully renovated first floor apartment. With communal GARDEN, LOFT storage, and easy access to all that Bath has to offer, this is a fantastic investment opportunity.





Set just a stone's throw from some of Bath's top attractions, this stunning one-bedroom apartment has been fully renovated to a very high standard.

Located in a beautiful Grade II listed building, the apartment seamlessly blends period charm with contemporary comforts. Original features such as elegant window shutters and decorative cornices have been lovingly retained, while modern touches - including heated towel rails - add everyday convenience.

The open-plan living space is thoughtfully designed, with a stylish kitchen positioned at one end. It includes both base and wall units for excellent storage, a striking island bench ideal for entertaining, and lowmaintenance quartz counter tops. The rest of the space offers a generous sitting area, perfect for relaxing or hosting guests.

The double bedroom benefits from built-in storage and enjoys abundant natural light, thanks to the oversized windows found throughout the property, creating a bright and sunny atmosphere.

The sleek, fully tiled shower room features a walk-in rainfall shower, a secondary handheld shower head, built-in storage, and a vanity unit with additional storage space.

This apartment is an ideal combination of character, comfort, and modern



Location

**Open Plan Living Area** 21' 3" x 16' 6" ( 6.48m x 5.03m )

**Bedroom** 10' 6" x 12' 7" ( 3.20m x 3.84m )

Bathroom









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# Alfred Street, Bath

- Heart of Bath City Centre
- Renovated throughout.
- Access to Communal Garden
- Loft access for storage
- Period Features

Tenure: Leasehold EPC Rating: E Council Tax Band: B Service Charge: 2400.00 Ground Rent: 10.00 This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Mar 2023 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£400,000** 



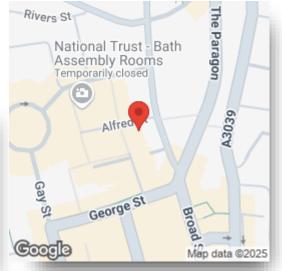


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Property Ref: BAT110287 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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Please note the marker reflects the postcode not the actual property

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