



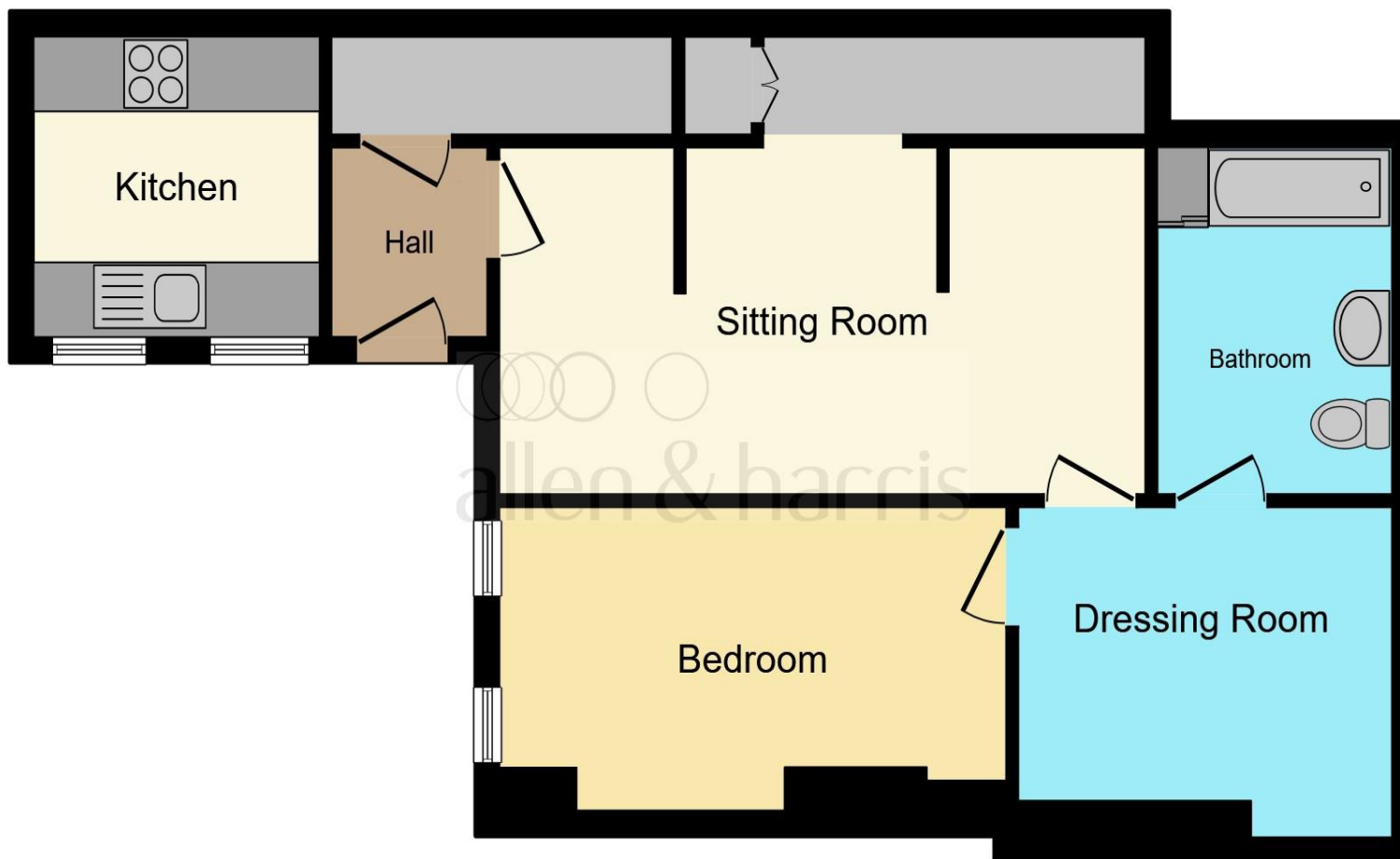
Lower Ground Floor Flat Sydney Place, Bath BA2 6NE

welcome to

Lower Ground Floor Flat Sydney Place, Bath

Set in the highly sought after location of Sydney Place, Bathwick, Bath. This generous one bedroom lower ground floor apartment, with courtyard is very well located. The property is directly opposite the beautiful Sydney Gardens and is 0.4 miles into the City Centre.





Stairway

Hallway

Sitting Room

18' 2" x 11' 8" (5.54m x 3.56m)

Kitchen

8' x 7' (2.44m x 2.13m)

Master Bedroom

14' 3" x 8' Max (4.34m x 2.44m Max)

Dressing Room / Office

10' 5" Max x 8' 4" Max (3.17m Max x 2.54m Max)

Bathroom

Courtyard

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

welcome to

Lower Ground Floor Flat Sydney Place, Bath

- Beautiful One Bedroom Apartment
- Work From Home Space
- Courtyard Garden
- 0.4 Miles into City Centre (Flat Walk)
- Directly Opposite the Beautiful Sydney Gardens

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2254.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110444



Property Ref:
BAT110444 - 0005

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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