



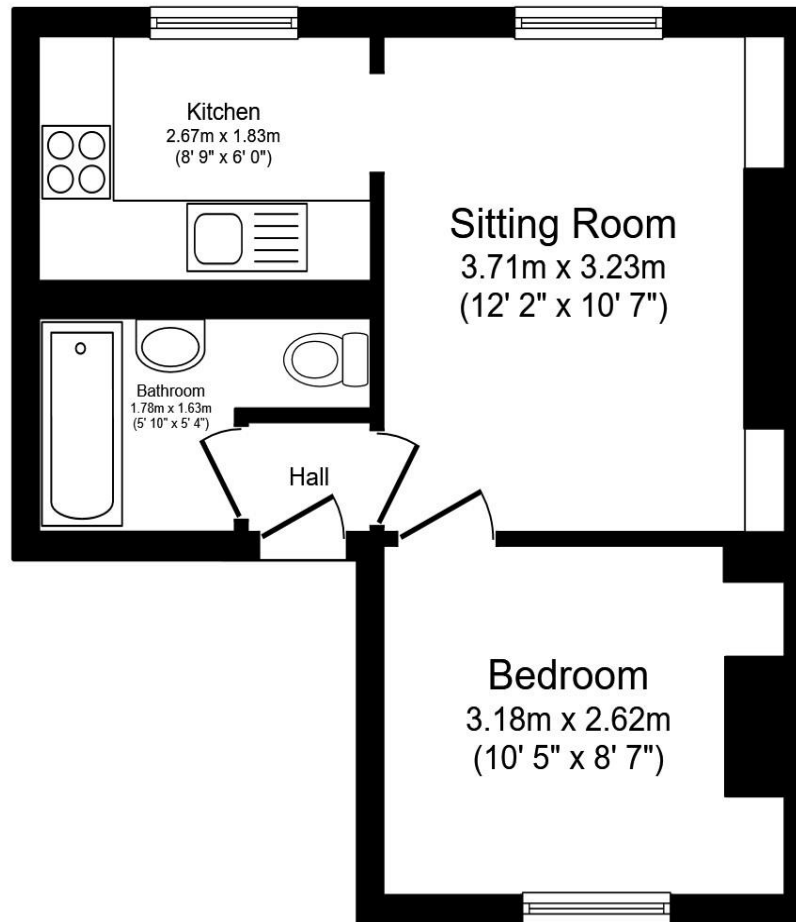
**Flat 3 Wells Road, Bath BA2 3AP**

**welcome to**

## **Flat 3 Wells Road, Bath**

Just minutes away from Bath City Centre, and a flat easy walk to the train and bus station is this charming one bedroom apartment. Perfect for investors, with proven track record or first-time buyers, this apartment has everything you could need and more!





## Location

### Entrance Hall

3' 3" x 2' 8" ( 0.99m x 0.81m )

### Lounge

12' x 10' 9" ( 3.66m x 3.28m )

### Kitchen

5' 10" x 8' 8" ( 1.78m x 2.64m )

### Bedroom

8' 7" x 10' 4" ( 2.62m x 3.15m )

Total floor area 31.0 m<sup>2</sup> (333 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**welcome to**

## **Flat 3 Wells Road, Bath**

- Charming One Bedroom apartment
- Heart of Bath
- Easy walk to Trains and Bus
- Proven Investment Opportunity
- Great for Commuting

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1269.50

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT110215](https://allenandharris.co.uk/Property/BAT110215)



Property Ref:  
BAT110215 - 0003

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