



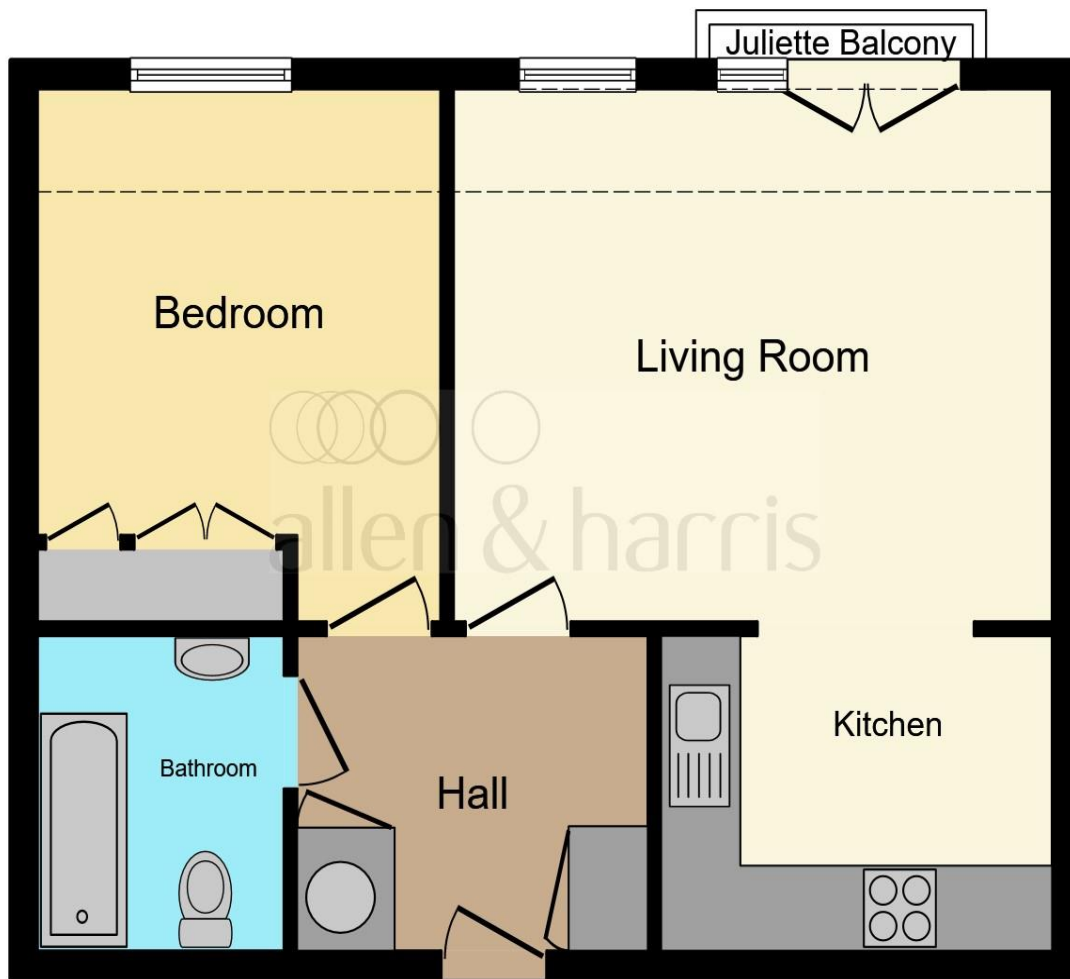
**St. Johns Road, Bathwick, Bath, BA2 6PL**

**welcome to**

**St. Johns Road, Bathwick, Bath**

This well maintained one bedroom apartment is set on the top floor of Minerva Court, within an easy ten minute walk into the historic city of Bath with all its amenities on its doorstep- Waitrose, Victoria Art Gallery & City Library, cafes, high street shops and local parks.





**Minerva Court Entrance**

**Private Entrance Hall**

8' 10" Max x 7' 3" Max ( 2.69m Max x 2.21m Max )

**Living Room**

14' 10" x 11' 11" Part restricted head height ( 4.52m x 3.63m Part restricted head height )

**Kitchen**

9' 8" x 7' 3" ( 2.95m x 2.21m )

**Bedroom**

10' 10" part restricted head height x 9' 11" ( 3.30m part restricted head height x 3.02m )

**Bathroom**

6' 8" x 6' ( 2.03m x 1.83m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## St. Johns Road, Bathwick, Bath

- An attractive one-bedroom apartment
- Favoured front facing position overlooking well-kept gardens with views.
- Over 55s accommodation
- Lift (replaced 2021) to all floors.
- Resident's facilities include a communal garden, lounge and laundry room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT108516](https://www.allenandharris.co.uk/Property/BAT108516)



Property Ref:  
BAT108516 - 0013

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.

 allen & harris



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