



**The Coachworks, Long Acre, Bath, BA1 5NL**

**welcome to**

**The Coachworks, Long Acre, Bath**

An impressive third floor studio apartment, forming part of a select, high specification 2014 conversion of an imposing Bath heritage building at Walcot, close to Cleveland Bridge and not too far from the City Centre.



### **Entrance Hall**

Front door into entrance area, entry phone, electrical box, thermostat. Large walk in cupboard with hanging rail and further storage.

### **Sitting/ Bedroom**

11' 8" x 13' 4" ( 3.56m x 4.06m )

Large front aspect window with shutters, window to side, radiator.

### **Kitchen**

7' 11" x 5' 11" ( 2.41m x 1.80m )

Window to side, velux type window, units at two levels, worksurfaces, stainless sink and drainer unit, built in oven and hob with extractor hood, integrated dishwasher and fridge, radiator, internal window into sitting room.

### **Shower Room**

Walk in shower, wc, wash hand basin, large cupboard housing Drayton hot water cylinder, space and plumbing for washing machine, heated towel rail.

### **Outside Communal Area**

Communal hard landscaped area



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.



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welcome to

## The Coachworks Long Acre, Bath

- Convenient location on edge of City
- Stylish, high specification conversion 2014
- Third floor studio apartment
- Stylish interior finish
- 32 sq. m./344 sq. ft. in size

Tenure: Leasehold EPC Rating: C

offers in excess of

**£175,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 314 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
LAR104734 - 0015

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