



**Hill Farm, Solsbury Lane, Batheaston, Bath, BA1 7HB**

**welcome to**

**Hill Farm, Solsbury Lane, Batheaston, Bath**

Located on the East side of the Georgian city of Bath, this one bedroom apartment forms part of a converted period property with open plan living accommodation and a stunning view of the National Trust's Bathampton Meadows. Perfect for investors or first time buyers.





**Ground Floor**

**First Floor**

**Open Plan Living Space**

19' 4" Max x 16' 8" Slopped walls max ( 5.89m Max x 5.08m Slopped walls max )

**Kitchen/ Dining Area**

**Bedroom**

10' 3" x 10' 2" Slopped wall ( 3.12m x 3.10m Slopped wall )

**Bathroom**

**Allocated Parking For Two Cars**

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](http://www.focalagent.com)

welcome to

## Hill Farm, Solsbury Lane, Batheaston, Bath

- Second floor flat
- Open plan living space
- Recently decorated throughout
- Leaseholders collectively manage the building
- Stunning views over Bathampton Meadows and surrounding areas

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105309](https://allenandharris.co.uk/Property/LAR105309)



Property Ref:  
LAR105309 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



**01225 482244**



[BathLarkhall@allenandharris.co.uk](mailto:BathLarkhall@allenandharris.co.uk)



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



[allenandharris.co.uk](https://allenandharris.co.uk)