



JAQ 01
The Provenist

NEPTUNE

WentWorth
Estate Agents



Apt 6, The Tramshed, Beehive Yard, Bath, Somerset, BA1 5BB

- Three Bedrooms • En-suite to master bedroom • Family Bathroom • Open Plan Kitchen & Reception Room • Balcony with River Views • EPC Rating - C • Stylish Central Location • Parking Space • Cycle Store • No Onward Chain

Price guide £630,000

Location

The Tramshed is located on the banks of the River Avon and a short stroll from Bath city centre. where you will find plenty of shopping, pubs, restaurants, museums, art galleries, and Bath Rugby Ground just minutes away. Bath is a UNESCO world heritage city, famous for its

Roman Baths and Georgian architecture and surrounded by rolling Cotswold countryside. Waitrose supermarket is approx 500 meters level walk away. Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the South West. Nearby excellent schools include King Edwards, The Royal High School, Kingswood, The Paragon, Monkton School, Beechen Cliff and Hayesfield School.

Internal Description

On entering the property, you are greeted by a hallway which all accommodation leads from. To the left you will find bedrooms two and three with the master bedroom straight ahead. The master benefits from built in wardrobes and a modern en suite shower room. The family bathroom to the right of the hallway is light and airy in feel with a white suite comprising shower over bath, WC and sink unit. Further cupboards in the hallway provide ample storage and lead through to the open plan kitchen, living, dining room. Consisting of both wall and base units, there is an abundance of storage whilst also incorporating integrated modern appliances such as fridge freezer, dishwasher. A four ring hob is combined with a oven and extractor over. The sink with mixer tap overlooks the river. The main feature of the room is the view from the wonderful balcony over the River Avon.

External Description

There is a parking space, plus an outside balcony overlooking river from the main reception room.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Charges from 1st July 2024

Tenure -Leasehold

Approx. Lease Length -122 years

Annual Service Charges - £4,334.02

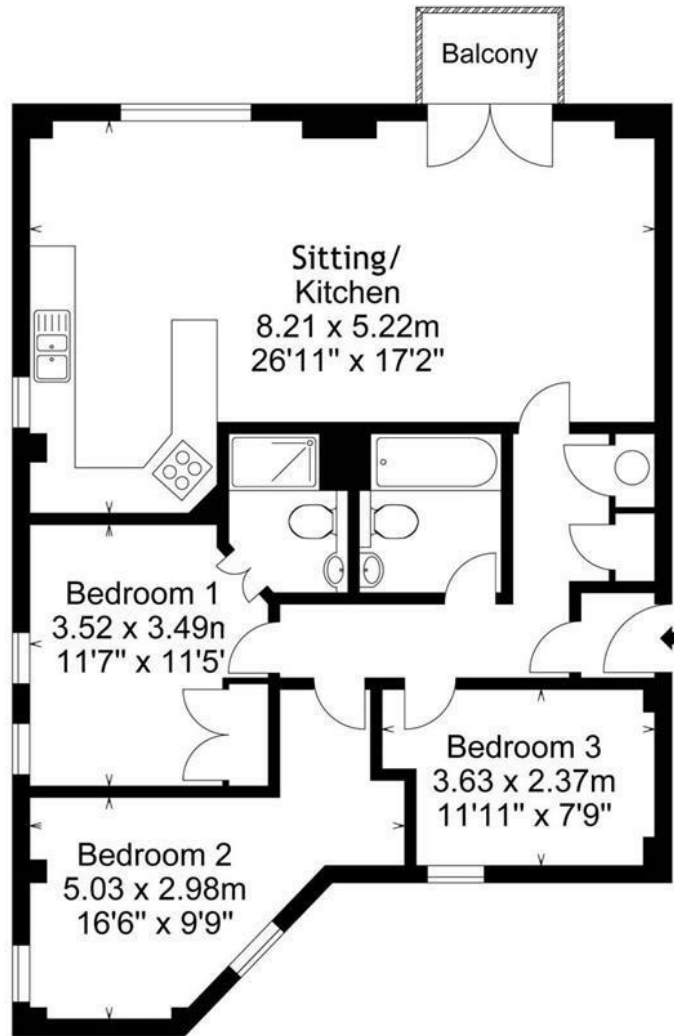
Ground Rent - £200.00

Building Insurance £610.29


Management Company - Bath Leasehold Management company

Council Tax Band - E

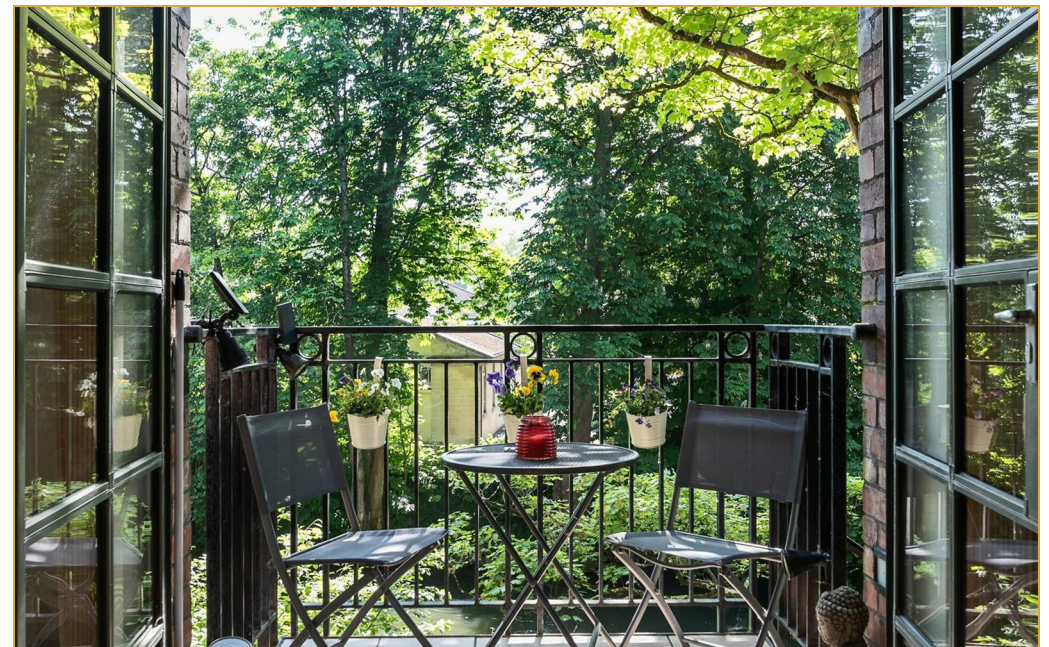
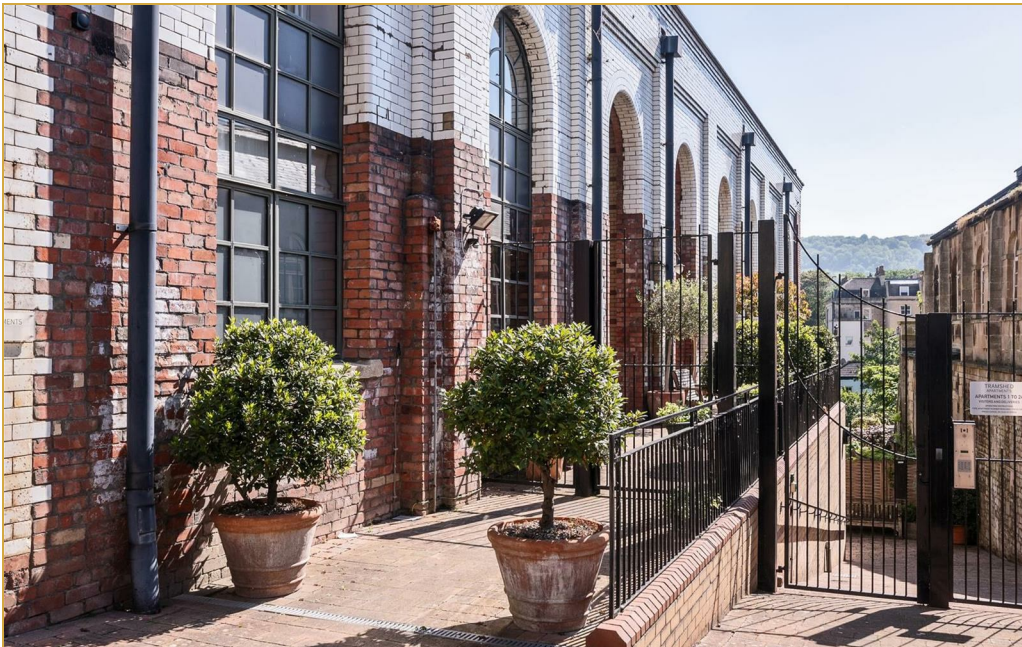
Apartment 6,
 The Tramshed,
 Bath, BA1 5BB
 Approx. Gross Internal Area
 963 Sq Ft - 89.46 Sq M

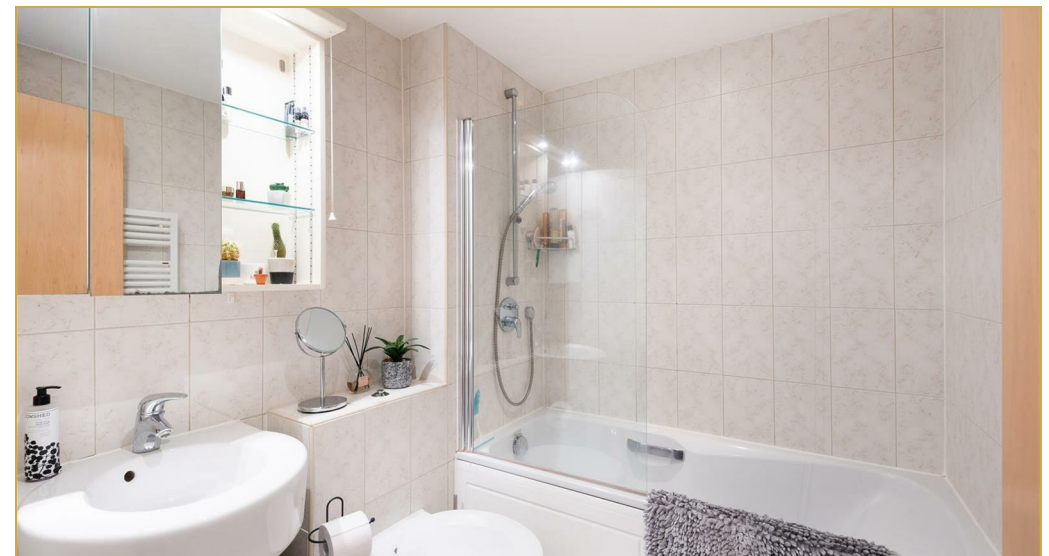
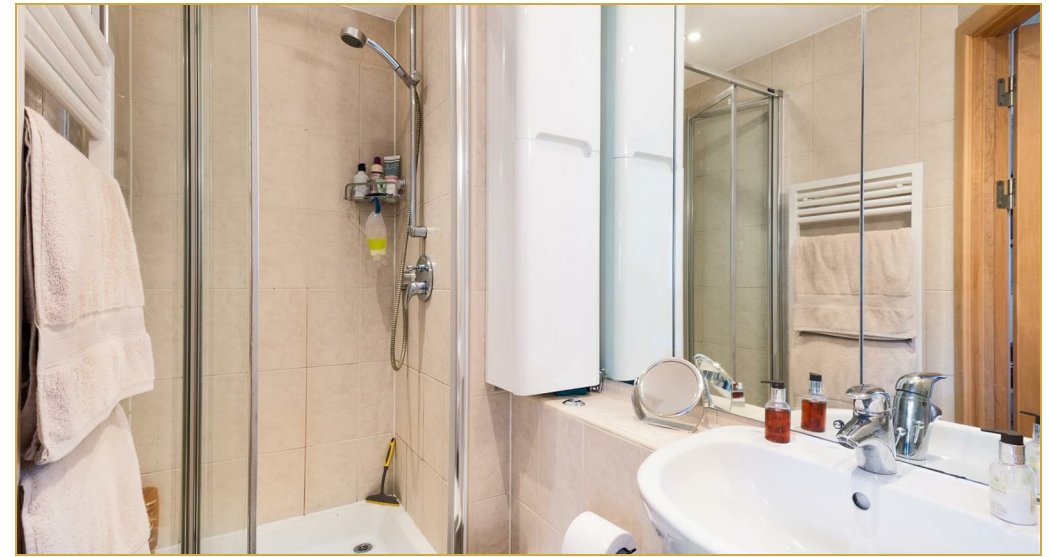


Ground Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken by Reside Bath Limited for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective Tenant. © Copyright Reside Bath Limited 2014. Any copying, reproduction or unauthorised use of this floor plan is strictly prohibited.





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