



WentWorth
Estate Agents



Garden Flat, 70 Lower Oldfield Park, Bath, BA2 3HP

• Period Garden Apartment • Share Of Freehold • Living Room • Kitchen • Two Double Bedrooms • Family Bathroom • Impressive Private Garden • Driveway Parking Space • EPC Rating - D

Price guide £380,000

Location

The apartment is situated in a sought-after residential location on Lower Oldfield Park just over a mile from the centre of Bath. It is only a short walk from both Bath Spa and Oldfield Park railway stations and a great range of facilities on Moorland Road. The house is close to Hayesfield Girls School whilst Beechen Cliff School and some excellent primary schools are also within walking distance. Bath itself enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure, and business amenities along with excellent restaurants and shops. Junction 18 of the M4 is 9 miles north and Bristol around 12 miles west. Bath Spa station has a mainline link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Bristol International Airport offers an increasing range of domestic and international routes and is about 20 miles to the west.

Internal Description

You enter the property via a private entrance door to the side of the property into a welcoming hallway which all the accommodation leads off. To the rear of the property there is a light living room with bay window offering views out over the garden and beyond, parquet flooring, and a feature bath stone fireplace. The kitchen is also to the rear and benefits from a range of wall and base units, an inset sink unit, built in washing machine, 'Smeg' electric oven and gas hob. There is also plumbing for a dishwasher, space for a fridge freezer and door out to the garden.

To the front of the apartment there are two double bedrooms. The principal bedroom also boasts a pretty bay window and period fireplace and measures an impressive 11'11"x17'7". The second bedroom is also well proportioned and is currently being used as a home office. There is a sleek family bathroom which comprises of a panelled bath with shower over, w.c, and wash hand basin. The accommodation is completed by two good size storage cupboards in the hallway, one of which house the new 'Worcester Bosch' wall mounted gas boiler.

External Description

Externally this property really benefits from a great deal. Firstly there is driveway parking with one private parking space to the left hand side of the apartment along with a fantastic private garden bound by fencing, walls and mature hedging. Initially off the property there is a decking area offering the ideal dining area during the summer months being located perfectly off the kitchen. The garden is very generous and is currently laid to lawn with a range of mature shrubs and trees aesthetically positioned throughout. This garden really offers a lot of scope for someone to really make it their own. To the end of the garden there is a useful storage shed.

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

Tenure - Share of Freehold

Management Company - 70 Lower Oldfield Park Management Company Ltd

Years remaining - 958

Annual Service Charges - Approx. £600

Annual Ground Rent - £5

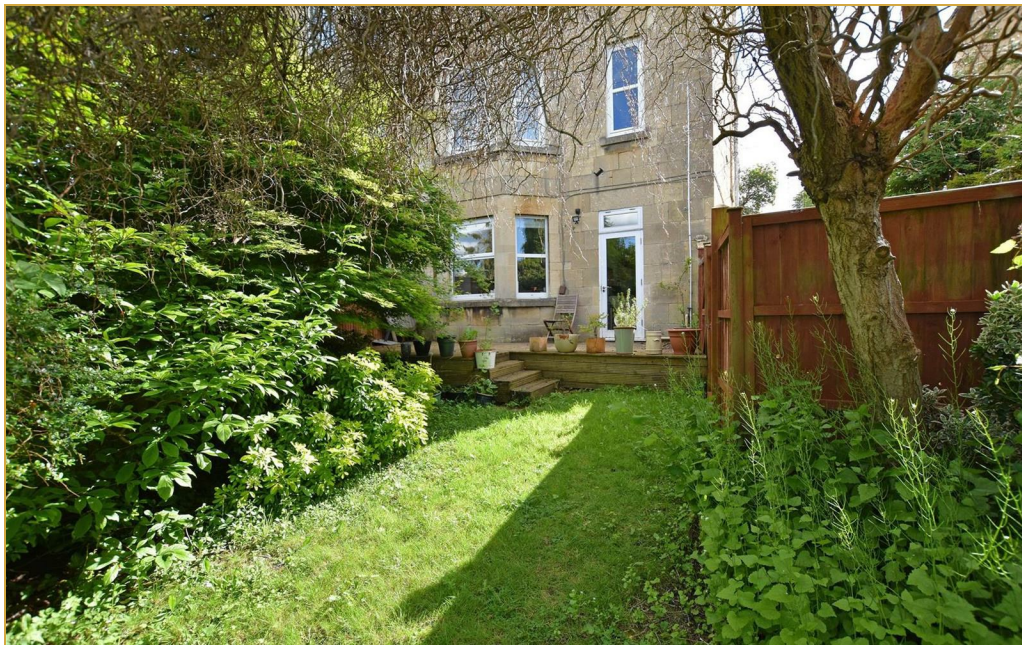
Council Tax Band - C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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| Energy Efficiency Rating | | Current | Potential |
|---|-----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 76 |
| (55-68) D | 63 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |





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