





13 Gerrard Buildings, Bath, BA2 4DQ

▪ Ground Floor Apartment ▪ Open Plan Living Dining Room ▪ Kitchen ▪ Two Double Bedrooms ▪ Shower Room & Separate W.C ▪ South Facing Courtyard ▪ Single Garage ▪ No Onward Chain ▪ EPC Rating - C

Price guide £600,000

Location

Situated just off Great Pulteney Street is Gerrard Buildings. The property is a short level walk from the city centre across the famous Pulteney Bridge. Bath offers an abundance of fine dining choices & boutique shops, with The Theatre Royal and the Thermae Spa also both a leisurely stroll away. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins). The World Heritage City is famous for its golden architecture, parks and history as well as being the home of Bath Rugby Club, whos stadium is just around the corner.

Internal Description

Upon entering Gerrards Buildings, you are greeted with a communal hallway from where you will find the front door to this superb property. Enter into the warm and welcoming hallway which will lead you to the spacious and bright living room and dining area. The patio doors lead out to the private, south facing courtyard garden. The kitchen is well-appointed and stylish, with plenty of natural light. Both bedrooms are of generous proportions, again with plenty of light. There is a sleek modern shower room with walk in double shower, sink unit with storage under, as well as a separate cloakroom with wash hand basin and w.c.

External Description

This stunning property enjoys access to a Courtyard Garden which overlooks the Recreation Ground and the Croquet Club. There is the added benefit of a single garage, situated within a separate block. Additional storage is available in the basement.

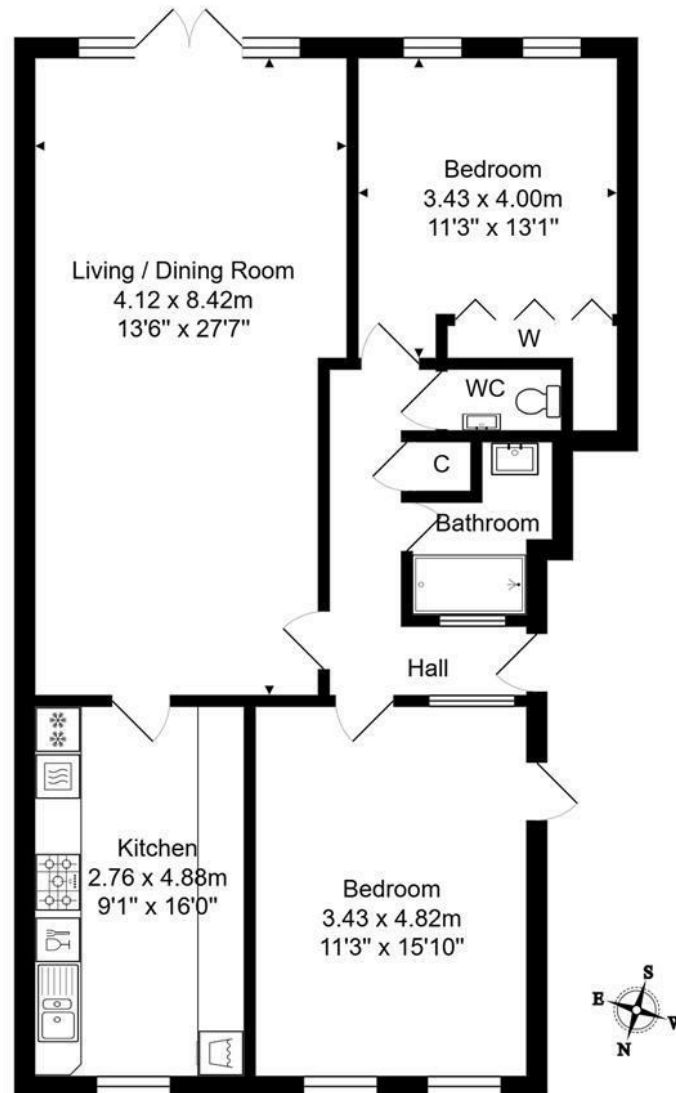
Agents Note

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: Leasehold
Lease Years Remaining: Circa 999 years from 1971
Management Compay: SPG Property
Service Charge: Approx. £2026.00 per annum
Current Sinking Fund: Approx £62,300
Ground Rent: Not Applicable
Council Tax Band: D
Local Authority: Bath and North East Somerset

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



Total Area: 93.9 m² ... 1011 ft²

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
www.epcassessments.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(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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