



WentWorth
Estate Agents

53, The Moorings Sydney Wharf, Bath, BA2 4AZ

• One Double Bedroom Apartment • No Onward Chain • Living Room • Kitchen • Shower Room • Lift Access • Over 60's Retirement Property • Internal & External Communal Living Areas • EPC Rating - C

Price guide £195,000

Location

The property is situated in the desirable area of Bathwick Hill. There are local amenities situated opposite the property which include a Tesco Express, whilst the City Centre is a short walk from the property. The world heritage city of Bath affords a large variety of cultural amenities including, the Theatre Royal, Thermae Spa and Pump Rooms to name a few, as well as there being a vast range of shopping outlets, bars and excellent restaurants to enjoy. The home is conveniently located close to Kennet and Avon canal, offering fantastic countryside walks through to Bathampton. The property is also ideally placed for access to the M4 motorway at junction 18 via London Road as well as there being a direct rail link to London Paddington from Bath Spa Railway Station.

Internal Description

You enter the property via a communal entrance where there is lift access up to the third floor with the apartment is located. Once inside the property you have an entrance hall with airing cupboard to the right which also provides space for storage. Also to the right there is a sleek shower room with a fully fitted suite comprising of a w.c, wash hand basin and double walk in shower.

There is a lovely size light and airy living room with city views and a kitchen situated off it. The kitchen benefits from a range of wall and base units with an inset sink unit, built in oven, and electric hob. There is also space for a fridge and a

freezer. Finally there is an ample double bedroom which again boasts lovely views as well as built in wardrobes.

The property also benefits from communal facilities which include an onsite House Manager, residents lounge and adjoining kitchen, outside balcony overlooking the canal. One bedroom guest suite and a Laundrette

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: 98 (125 years from 1 October 1998)

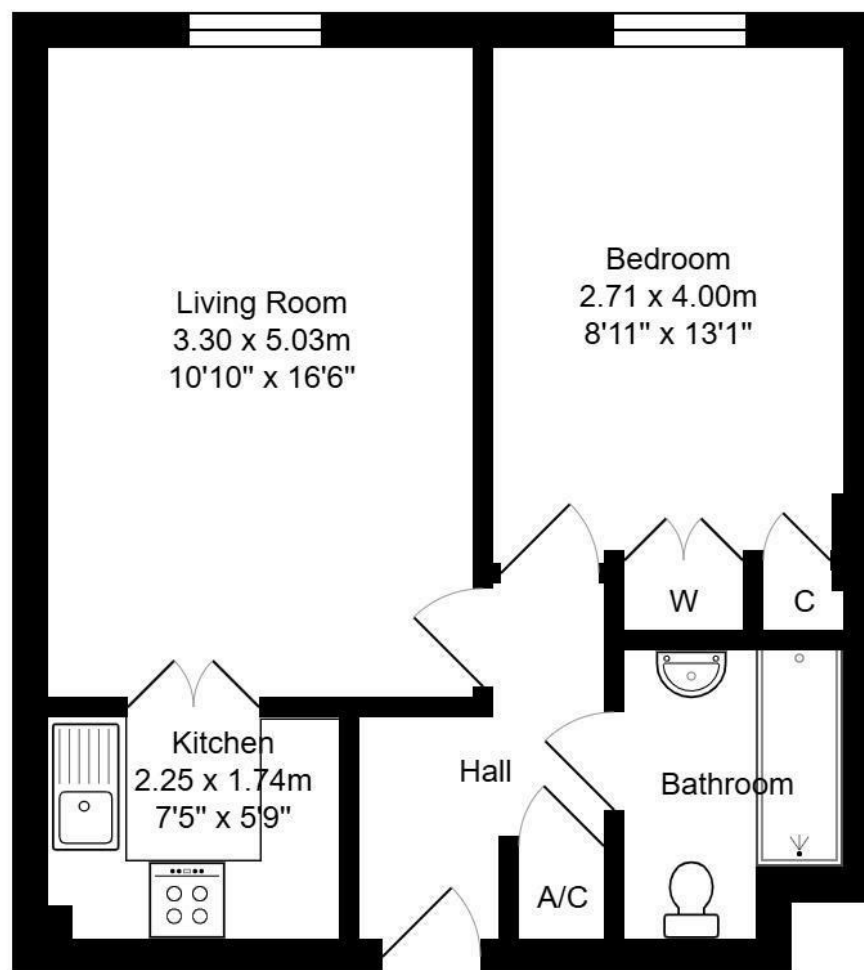
Management Company: Broadleaf Management Services Ltd
Service Charge: £1402.47 - every 6 months

Estates and management ltd - Ground Rent: £ - 309.64 every 6 months

Council Tax Band: D

Local Authority: Bath and North East Somerset





Total Area: 42.4 m² ... 456 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	79	80
(69-80) C		
(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		



Wentworth Estate Agents
25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

