



WentWorth
Estate Agents

10 Dahlia Gardens, Bath, BA2 6NP

■ First Floor Apartment ■ Open Plan Living Room ■ Kitchen ■ Two Double Bedrooms ■ Bathroom ■ Integral Single Garage ■ No Onward Chain ■ EPC Rating - C

Price guide £395,000

Location

The property is situated on Sydney Road which is a short walk from the city centre down Great Pulteney Street and 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 (Approximately 90 mins). The World Heritage City is famous for its golden architecture, parks and history.

Internal description

You enter the property into a communal hallway where there are stairs that lead you up to the apartment on the first floor. Once inside the property you will find the open plan living room off to the left. This is a good size with views to the front which offers ample space for both a sitting and dining area. Opposite is the kitchen which benefits from a range of wall and base units with laminate work tops. There is a built in fridge freezer, electric oven, hob and sink unit with mixer taps.

The apartment also boasts two good size double bedrooms. The larger of the two is to the front whilst bedroom two is to the rear and has a built in wardrobe. The accommodation is completed by a fully fitted bathroom which comprises of a panelled bath with shower over, w.c and wash hand basin.

External description

The property enjoys communal gardens and benefits from a single garage.

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 - Share Of Freehold

Lease Years Remaining: 950

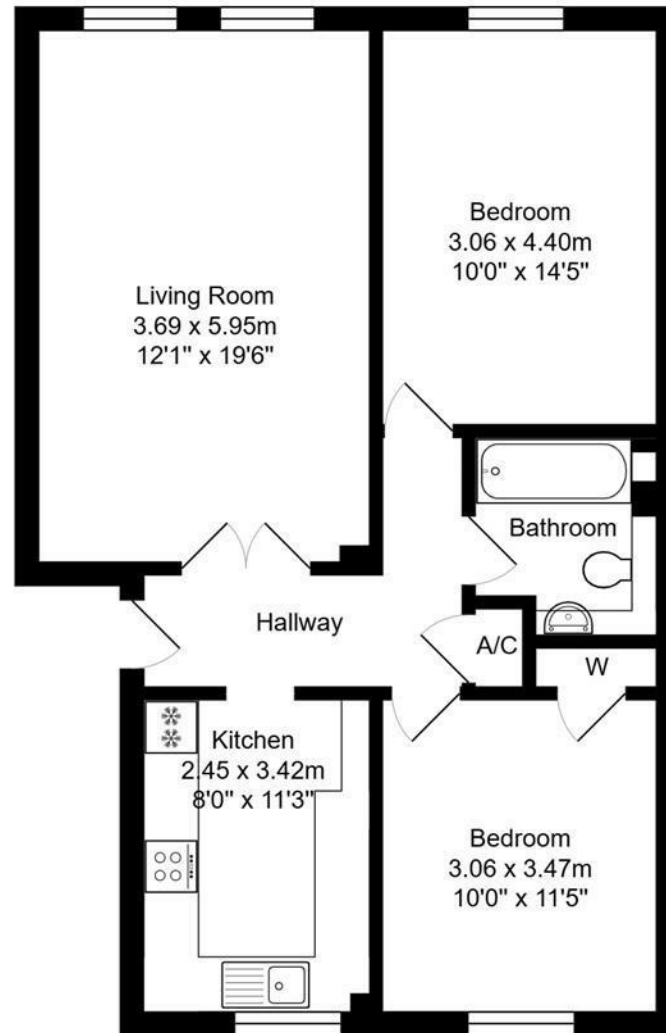
Management Company: Bath Leasehold Management Ltd

Service Charge: Approx. £2,400 per annum to include the ground rent.

Council Tax Band: D

Local Authority: Bath and North East Somerset





Total Area: 70.0 m² ... 754 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. 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	81
(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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