

whiteley helyar



635 ft²



2 bedrooms



bathroom



garage & off street
parking

Guide Price £230,000

16 St Martins Court, Midford Road, Bath, BA2 5RQ

A well-presented two double bedroom, first floor flat, located on the southern slopes of the city and offered with no onward chain. Sitting within communal gardens, the flat has the benefit of a single garage in a modern block, along with access to both a bike and bin store.

ACCOMMODATION

sitting/dining room
modern kitchen
two double bedrooms
bathroom
entrance hall

EXTERNALLY

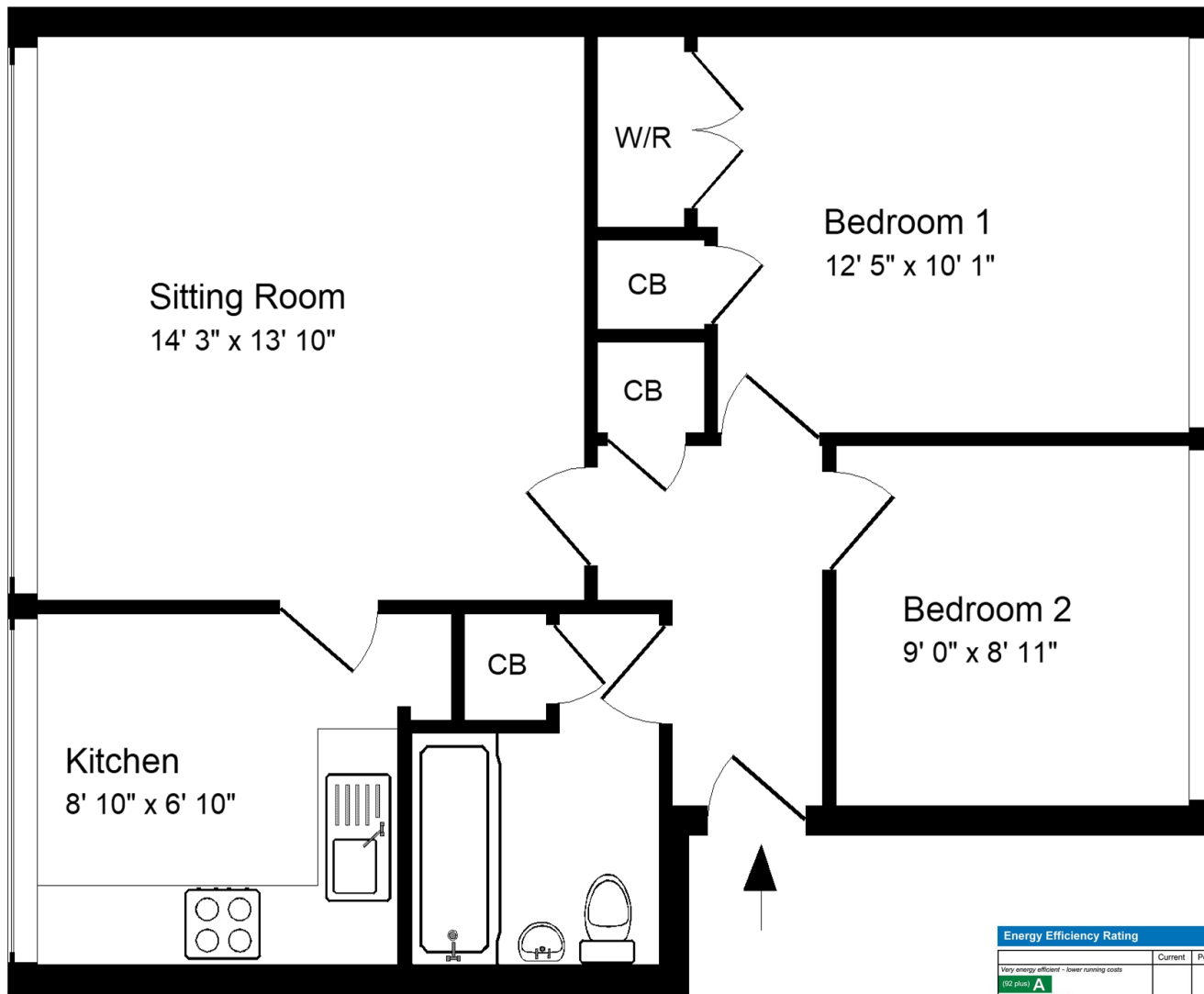
The flats sit within a good-sized plot, with lawned gardens for communal use to two sides. A block paved driveway provides access to the single garage, as well as to a couple of visitors parking spaces. There is also a clothes drying area, along with both bike and bin stores.

LOCATION

St Martins Court enjoys a very handy position on the southern fringes of Bath, just a couple of miles from the centre of the Bath and on the edge of Combe Down 'village'. Very close to both the Glasshouse and Entry Hill playing fields, the flat is just a short stroll from Tesco Express and Sainsburys, whilst numerous walks through wonderful open countryside are also close at hand. A number of excellent schools are nearby, whilst Bath University, Bath Golf Club, Combe Grove, Bath Spa railway station and the huge number of facilities in the city centre are also just a quick bus journey away.







Approx. Gross Internal Floor Area 635 Sq. Ft. / 59 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2018
 Drawing Number: 172-988j
 16 St Martins Court, Midford Road, Bath, BA2 5RQ.

Tenure: Leasehold
Length of lease: Residue of 999 years
Annual service charge: £1,320
Council tax band: 'C' £1,872.94

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

