

whiteley helyar



335 ft²



bedroom



shower room



on-street
parking

Guide Price £230,000

Front Garden Flat, 16 Lower Oldfield Park, Bath, BA2 3HL

An immaculately presented one bedroom garden flat, just to the south of the city centre, offered with no onward chain. Thoughtfully refurbished, the open plan kitchen has a breakfast bar to eat at, whilst the reception area has space for a small table along with a clever window seat providing additional storage.

ACCOMMODATION

entrance hall
bay fronted kitchen/reception room with breakfast bar and window seat
double bedroom with fitted wardrobes
contemporary shower room

EXTERNALLY

Down a few steps from pavement level, the attractive front garden provides a lovely space to enjoy those sunnier days. Mainly laid to gravel, and flanked by mature shrubs, it creates a pleasant outlook from the reception room.

LOCATION

The apartment occupies a very popular position, close to the many shops and amenities in Moorland Road, whilst the city centre with its vast array of shops, restaurants, bars and sporting venues is just half a mile away. The property is well served by a frequent bus service, and both Oldfield Park and Bath Spa Railway Stations are also nearby.

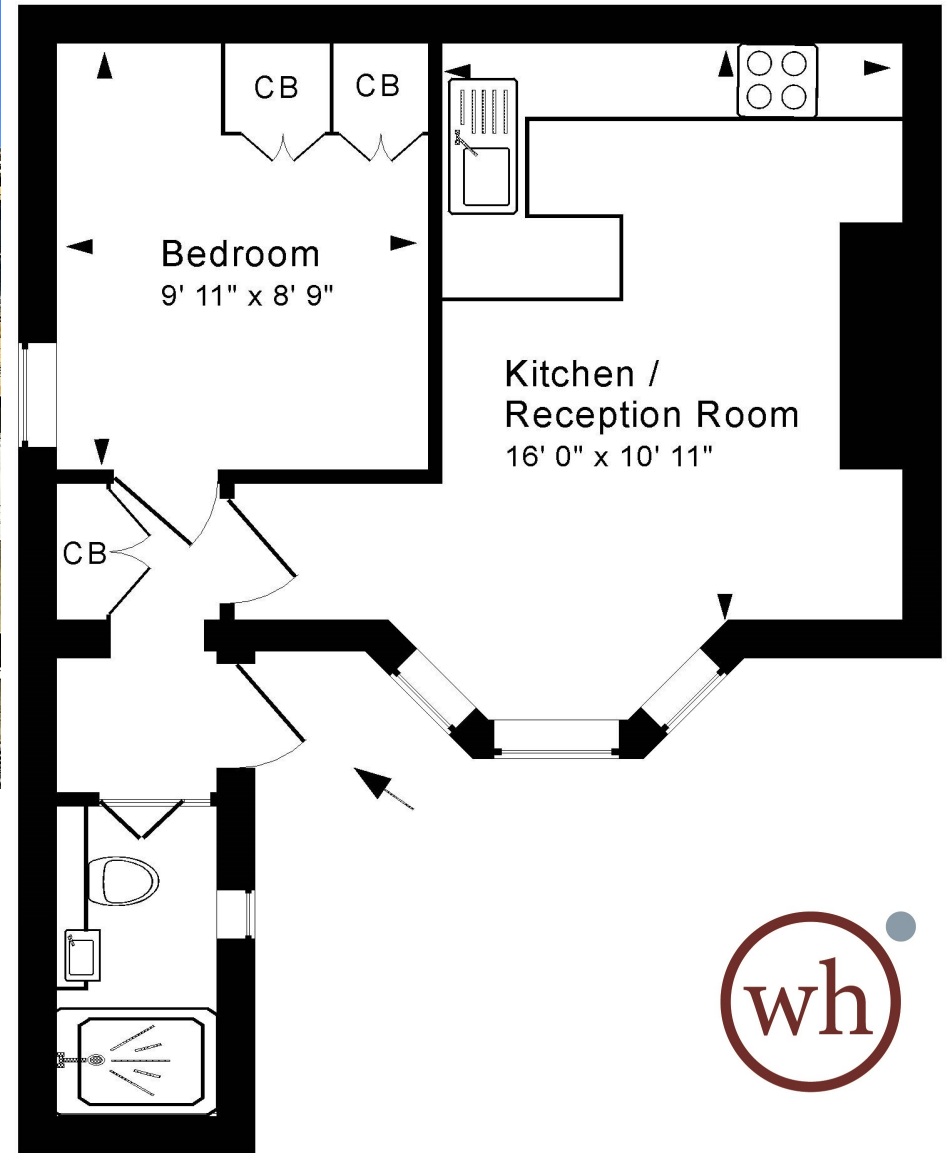






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	65	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPCAU.COM		

Tenure: Share of Freehold
Lease length: 999 years from 24th June 1983
Monthly service charge: £27.50
Council tax band: 'A' - £1,404.70



Lower Ground Floor

Approx. Gross Internal Floor Area 335 Sq. Ft. / 31 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number: 172-0706
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