

whiteley helyar



620 ft²



2 bedrooms



bathroom



permit
parking

Guide Price £ 300,000

40a Lower Oldfield Park, Bath, BA2 3HP

A super two bedroom garden flat, with private entrance, in a sought-after location just half a mile from the city centre. Forming the lower ground floor of a Victorian semi-detached villa, the flat has the sole use of a beautifully landscaped rear garden, as well as the banked flower bed to the front of the property, and offers good sized accommodation arranged around a central hallway.

ACCOMMODATION

Entrance hall
Sitting/dining room with bay window
Modern galley-style kitchen
Two bedrooms, both overlooking the garden
Recently fitted contemporary bathroom

EXTERNALLY

A gate at the bottom of the steps from street level opens to side access path leading to both the front door and private garden beyond. The garden has a concrete patio adjacent to the rear of the building, with a paved path leading past the artificial lawn and planted borders to a further paved patio towards the rear of the garden, creating a very tranquil spot to enjoy those summer days.

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.







Kitchen
1.62 x 4.28m
5'4" x 14'1"



Living / Dining Room
3.54 x 5.20m
11'7" x 17'1"

Entrance Hall

Bathroom
2.19 x 1.78m
7'2" x 5'10"



Bedroom
1.69 x 4.02m
5'6" x 13'2"

Bedroom
3.51 x 4.05m
11'6" x 13'3"

Total Area: 57.6 m² ... 620 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



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

Tenure: Leasehold
Lease Length: 117 Years
Service Charge: £1,383 PA
Ground Rent: £250 PA
Council Tax Band: 'B' £1,722.41

