



**£150,000**

Energy Efficiency Rating: C

## **Redland Park, Bath. BA2 1SQ.**

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The benefits include gas heating, double glazing and a communal courtyard garden. The property briefly comprises a communal lobby, large lounge/dining room, kitchen, double bedroom, bathroom and ample storage.

There are spectacular views from the property towards Carr's Wood and wonderful open countryside is nearby. The property offers good access to the city centre and numerous transport links to the Universities and beyond. Early viewing is strongly advised.

#### **Ground Floor Communal Lobby**

#### **Ground Floor Entrance Stairwell**

Useful storage area and stairs rising to first floor level.

#### **First Floor Stairwell**

Rooflight, radiator, two built in storage cupboards.

#### **Lobby**

Radiator, loft access, built in cupboard containing electric meter and fuse box.

#### **Lounge/Dining Room: 3.54m x 4.63m**

UPVC double glazed window to rear aspect, UPVC double glazed stained glass window to side aspect, radiator, TV point, spectacular views towards Carr's Wood.

#### **Kitchen: 3.54m x 2.1m**

UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated Belling induction hob and electric cooker, integrated Bosch dishwasher, plumbing for washing machine, space for dryer, Metro tile splashbacks.

#### **Bedroom: 2.91m x 3.76m**

UPVC double glazed window to rear aspect, radiator, pleasant views.

#### **Bathroom**

UPVC double glazed window to front aspect, wash basin with mixer tap within vanity unit, paneled bath with choice of shower attachments over, WC, wall tiles, built in cupboard containing a recently

installed Worcester gas boiler.

#### **Front Garden**

Communal Courtyard Garden.

#### **Agent's Note:**

Tenure: Leasehold

Lease Length: 125 years from 2016

Service Charges: £100.38 pcm

Ground Rent: £10 per annum

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahaea.co.uk](mailto:sales@ahaea.co.uk)*

**[www.ahaea.co.uk](http://www.ahaea.co.uk)**

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Bath,  
BA2 1SQ.

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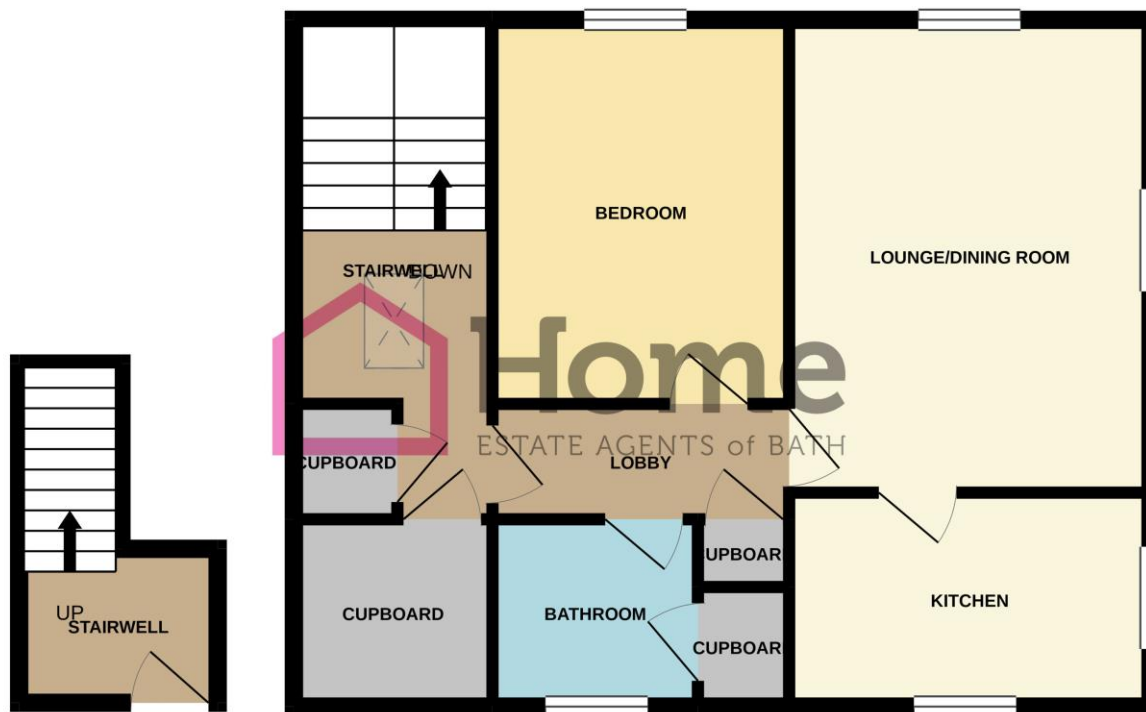
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GROUND FLOOR

FIRST FLOOR



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