



£200,000

Energy Efficiency Rating: D

## Courtyard Apartment, Angel Place, Bath, BA2 3BA

A very rare opportunity has arisen to purchase this stunning ground floor apartment within this stunning Georgian building which was the subject of an award winning restoration in the heart of the city. The benefits include gas heating, an abundance of historic character and private courtyard garden. An early viewing is advised. Please call 01225 463006 to arrange an internal inspection.





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The property briefly comprises a lounge, double bedroom, kitchen/dining room and shower room. Externally the private courtyard garden is laid mainly to patio and decking and is very secluded.

The property is situated in a highly sought after location near to the Southgate Shopping Centre, The Forum and many of the city's best restaurants. Built just prior to 1830, it originally formed the end of a terrace. It then became the only survivor of the street when the other buildings were torn down during 'The Sack of Bath,' and continued as a shop. It was fully restored to its original appearance some years ago and the build finish received an award. The property offers extremely good access to the city centre, the universities and Bristol beyond. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.

### **Communal Entrance Hall**

Entered via front door entry system, access to:

### **Lounge: 3.01m x 2.95m**

Main door to apartment, south facing lighting, radiator, period style fireplace surround and stone wall, Entryphone.

### **Kitchen/Dining Room: 4.16m x 2.68m**

Ornamental patio doors to side aspect, double glazed window to side aspect, radiator, range of base and wall mounted units, integrated gas hob, electric cooker, integrated cooker hood, fridge/freezer, plumbing for washing machine, tiled splashbacks, cupboard containing Worcester gas boiler, laminated flooring.

### **Bedroom: 3.62m x 2.86m**

Period style window with secondary glazing to front aspect, radiator, period style fireplace surround and stone wall, spectacular city view.

### **Bathroom:**

Double glazed window to side aspect, wash basin within unit,

shower cubicle, WC, heated towel rail, fully tiled walls, floor tiles.

### **Courtyard Garden:**

Secluded courtyard garden laid mainly to patio and decking, stone walls and ornamental railings, south facing aspect.

#### **Agents Notes:**

Tenure: Leasehold (Share of freehold)

Length Of Lease: 999 years from 2005

Annual Insurance: £150 per annum

Communal Electrics and costings: £1000 per annum.

Previous rent: £1,400 per calendar month.

*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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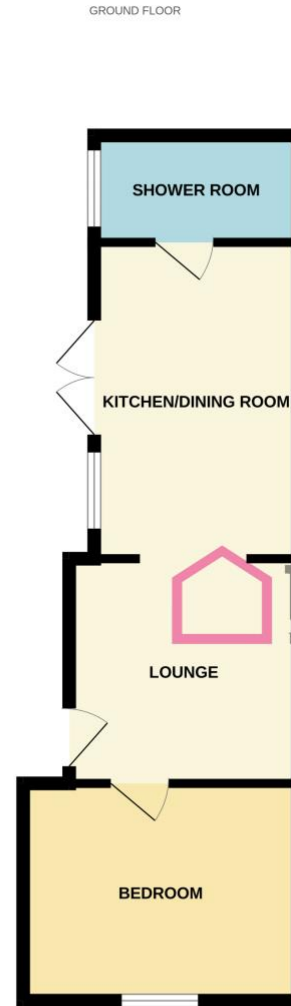
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their availability or effectiveness from the outset.

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