



£250,000

Guide price

Energy Efficiency Rating: D

Garden Flat, South Avenue, Bath. BA2

A rare opportunity has arisen to purchase this spacious ground floor, 1 bedroomed apartment with private gardens to front & rear, set in the heart of Oldfield Park. The property boasts, gas heating, double glazing, modern fitted kitchen and bathroom and offered with no onward chain. An early inspection is highly recommended. Phone 01225 4630006 to arrange an internal inspection.



An excellent opportunity has arisen to purchase this superbly presented ground floor, period, garden apartment set in the highly sought after location in Oldfield Park. The fabulous property is entered via a particularly secluded low maintenance private garden and briefly comprises of entrance hall, lounge/ diner, kitchen, double bedroom and bathroom. The property has been tastefully upgraded in recent years and offers great accommodation for the FTB, investor or downsizer. The benefits include gas central heating, private gardens, double glazing, close to all amenities and shops within Oldfield Park and excellent access to the city centre. An early, internal inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection. NO CHAIN.

Entrance Lobby

Replacement part double glazed front door to side aspect. Upvc double glazed window over. Built in cupboard with space for fridge/freezer and shelving. Wooden flooring.

Inner Hallway

Radiator. Laminate flooring. White panelled doors to all rooms.

Lounge: 5.39m x 4.00m

Double glazed sliding patio doors to front aspect and garden. Laminate flooring, 2 x radiators. TV and phone point. Pleasant south facing lighting.

Kitchen: 1.81m x 1.96m

Range of base and wall mounted units. Deep, Belfast sink with period style mixer tap. 2 x Upvc double glazed window to rear aspect, enjoying northern slope views. Stainless steel extractor hood, Wooden work top. Vaillant gas combi boiler, subway style tiles. Wooden flooring.

Bedroom: 3.72m x 3.48m

Good sized double bedroom, radiator. Pleasant aspect towards secluded private garden and views towards northern slopes. Laminate flooring, coving, 2 x Upvc double glazed windows to rear aspect. Folding panelled door to:-

Bathroom

Upvc double glazed window to side aspect. White heated towel rail. Wash basin with mixer tap and cabinet below. Enamelled, panelled bath with mixer shower over. Coving. Low flush WC. Stone wall tiles and panelling. Stone floor tiles.

Outside

Front Garden

Retaining front wall with shared, low maintenance shingled front garden.

Rear Garden

Superb, secluded private garden configured as various areas including flower beds and shrubs, gravelled areas and mature hedging as well as

small door accessing undercroft storage area. Access via path and secure gate.

Agents Notes:

Tenure: Leasehold (Share of Freehold)

Length Of Lease: 999 years from 1980

Ground Rent: £5 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

www.ahaea.co.uk

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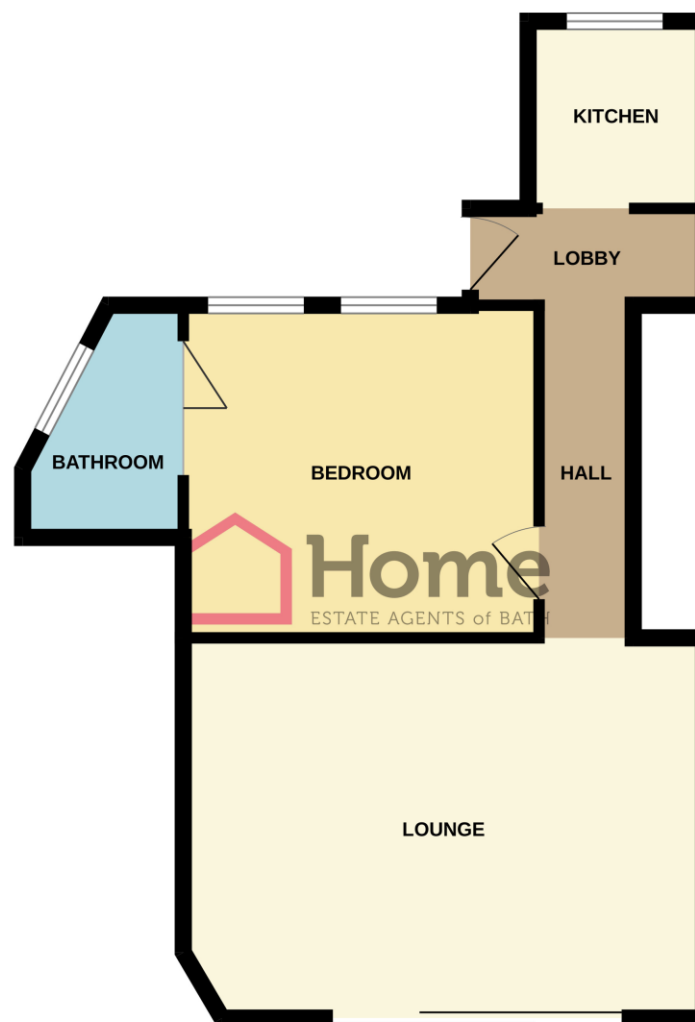
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GROUND FLOOR



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