



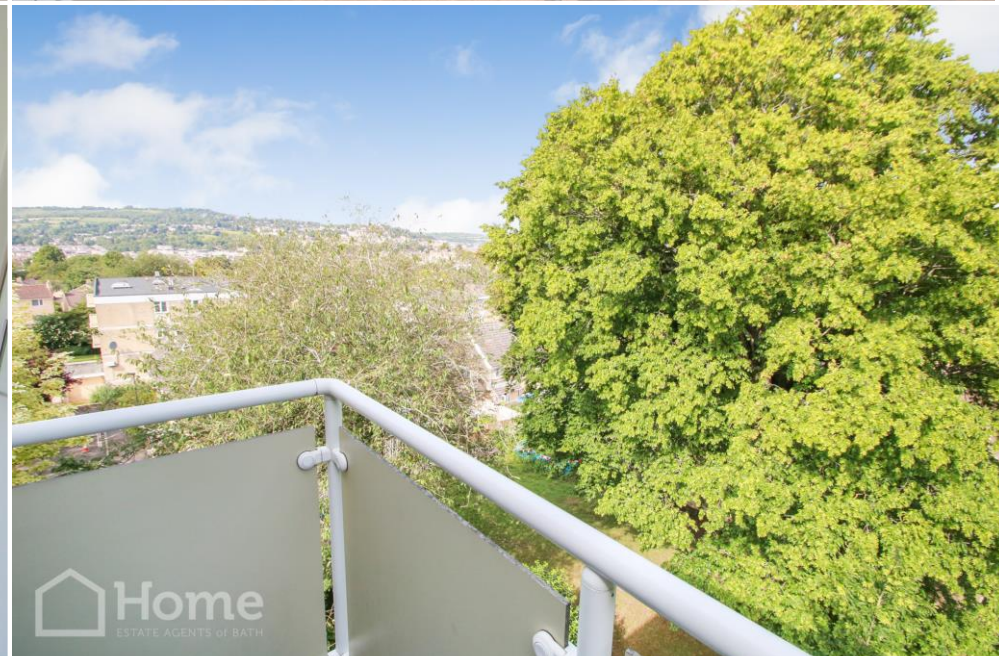
**£230,000**

Energy Efficiency Rating: D

## Somerset House, Bath, BA2 2HU.

A very rare opportunity has arisen to purchase this amazing two double bed roomed, top floor apartment set in a highly sought after location. The benefits include gas central heating, double glazing and spectacular panoramic views with balcony. An early viewing is advised. Please call 01225 463006 to arrange an internal inspection.





A very rare opportunity has arisen to purchase this amazing two double bed roomed, top floor apartment set in a highly sought after location. The benefits include gas heating, double glazing and spectacular panoramic views with balcony. The property briefly comprises a hallway, lounge/dining room, kitchen, balcony, two double bedrooms and a bathroom. There is also a separate storage cupboard.

The apartment has a superb setting with a dramatic period building and mature trees adjacent. The area is well located for good access to the shops and cafés of Moorland Road. There are various gyms nearby as well as the Linear Park Cycle Path.

The building is currently having a new roof installed, which the vendors are paying for.

The property has good access to the city centre, the Universities and Bristol beyond. Early viewings advised.

Please call 01225 463006 to arrange an internal inspection.

#### **Entrance Hall:**

Door to front aspect, radiator, cupboards containing fuse box and electricity meter, laminate flooring.

#### **Lounge/Dining Room: 6.02m x 3.42m**

UPVC double glazed door to side aspect, 2x UPVC double glazed windows to side aspect, radiator, laminate flooring, spectacular views.

#### **Balcony:**

Private balcony with spectacular panoramic views across the city centre.

#### **Kitchen: 4.08m x 2.49m**

UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit, tiled splashbacks, built in cupboard with

plumbing for washing machine, further built in cupboard containing boiler, spectacular panoramic views towards most major Crescents.

#### **Bedroom: 4.72m MAX x 3.01m MAX**

UPVC double glazed window to side aspect, radiator, built in cupboard, laminate flooring, spectacular views.

#### **Bedroom: 3.43m x 3.35m**

UPVC double glazed window to side aspect, radiator, built in cupboard, spectacular views towards Bear Flat.

#### **Bathroom:**

Door with internal window over to side aspect, radiator, pedestal wash basin, panelled bath with Triton electric shower over, WC, wall tiles.

#### **Agents Notes:**

Tenure: Leasehold  
Length Of Lease: 125 years from 1987  
Monthly Charges: £84 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@ahea.co.uk](mailto:sales@ahea.co.uk)*

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

# £230,000

14 Somerset House  
Bath  
BA2 2HU

Call now, visit us in  
branch or go online to  
book your viewing.

📞 01225 463006

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📍 @Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL



GROUND FLOOR



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 as to their operability or efficiency can be given.  
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