



**£255,000**

Council Tax Band: B

Energy Efficiency Rating: D

## Lower Oldfield Park, Bath, BA2 3HR

A very rare opportunity has arisen to purchase this bay fronted two double bedroom garden apartment with planning consent for extension and internal redevelopment, as well as the installation of off road parking. Situated in a highly sought after location and forming the ground floor of a building believed to date from the mid 1980s. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.









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The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a porch, lounge, kitchen/dining room, two well proportioned double bedrooms, a bathroom and various areas of lobby. Externally, there is a secluded garden to the side and rear.

The shops and cafés of Moorland Road are very nearby, as well as the Oldfield Park Train Station and an abundance of great schools. Local restaurants include The Moorfields and the newly opened Aradaella Lebanese.

There are various new gyms close by as well as the Linear Park Cycle Path. The former Green Park station hosts regular vintage markets.

The property offers good access to the city centre, the Universities and Bristol beyond. Early viewings strongly advised. Please call 01225 463006.

#### **Entrance Porch:**

UPVC part double glazed panelled door to side aspect, UPVC double glazed doors to front and rear aspects.

#### **Lounge: 3.68m x 2.95m**

UPVC double glazed patio doors to rear aspect, part glazed door to side aspect, UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator, wooden laminate flooring.

#### **Lobby: 1.94m x 1.01m**

Doors to other rooms.

#### **Kitchen/Dining Room: 3.31m x 3.08m**

UPVC double glazed window to side aspect, radiator, range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated gas hob, cooker, integrated cooker hood, plumbing for washing machine, wall mounted gas boiler, tiled splashbacks, stripped wooden floorboards,

pleasant south facing aspect to the street.

#### **Lobby: 1.72m MAX x 3.75m MAX**

Period style door to further rooms, stripped wooden floorboards.

#### **Bedroom One: 3.9m x 3.47m**

UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, ornamental ceiling, 2x radiators, stripped wooden floorboards.

#### **Bedroom Two: 3.56m x 3.09m**

UPVC double glazed window to rear aspect, radiator, ornamental ceiling, stripped wooden floorboards.

#### **Bathroom:**

UPVC double glazed window to side aspect, wash basin within vanity unit, panelled bath with shower over, WC, heated towel rail, wall tiles, floor tiles.

#### **Rear Garden:**

Secluded garden with stone walls to side and rear aspects.

#### **Agents Notes:**

Tenure: Leasehold  
Length Of Lease: 999 years from 1988  
Service/management charges: TBA  
Ground Rent: £50 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)*

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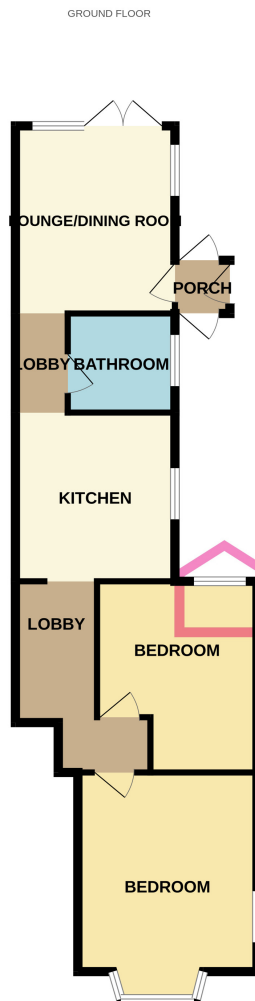
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**Home**  
ESTATE AGENTS of BATH

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