



Offers in excess of:

£200,000

Council Tax Band: B

Energy Efficiency Rating: D

Melcombe Court, Bath. BA2 3LP.

Home Estate Agents are favoured to market for sale this 2 bedroomed ground floor apartment situated in this elevated and most popular development, ideal for local amenities within Moorland Road.

The property enjoys a small but private garden (south facing), easy access to the cycle track, off road parking space and no onward chain. An early inspection is highly recommended.

Please call 01225 463006 to arrange an internal inspection.





Home Estate Agents are favoured to market for sale this 2 bedroomed ground floor apartment situated in this elevated and most popular development, ideal for local amenities within Moorland Road. The property enjoys a small but private garden (south facing), easy access to the Linear Park cycle track, no onward chain and designated off road parking space for one car. The level accommodation briefly comprises:- communal entrance hall, inner lobby, lounge/diner, kitchen, 2 bedrooms and bathroom. Outside, there are communal gardens to the front and side with small, private patio/garden to the rear. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

Communal Entrance Hall:

Entered via main door.

Entrance Hall:

Entered via front door, opening into inner lobby. Airing cupboard with hot water tank, doors to:-

Lounge/Diner: 4.23m x 3.64m

Fire surround with hearth and electric fire, night storage heater, TV point, double glazed window and door to rear aspect and small garden area. Door to:-

Kitchen: 3.31m x 2.12m

Single drain stainless steel sink unit with mixer tap over. Range of base and wall units, fitted oven and hob, plumbing for washing machine, fitted work surfaces, tiled splashbacks, space for

fridge/freezer, fitted pantry, double glazed window to rear aspect.

Bedroom: 3.52m x 3.19m

Double glazed window to side aspect, night storage heater

Bedroom: 3.54m x 2.12m

Double glazed window to front aspect, night storage heater.

Bathroom:

Coloured suit of panelled bath with electric shower unit over, low flush WC, wash hand basin, extractor fan, tiled splashbacks.

Parking:

Designated off road parking space.

Front Garden:

Communal front and side gardens, communal bin store.

Rear Garden:

Private gardens to rear, accessed via lounge door. Access to Linear Park and the cycle track.

Agent's Note:

Tenure: Leasehold

Lease Length: 999 years from 24/06/1975

Service Charges:

£1588.74 per annum

Ground Rent: £15 per annum

Management company:

West of England

Management Company

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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**25 Melcombe Court,
Bath,
BA2 3LP.**

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



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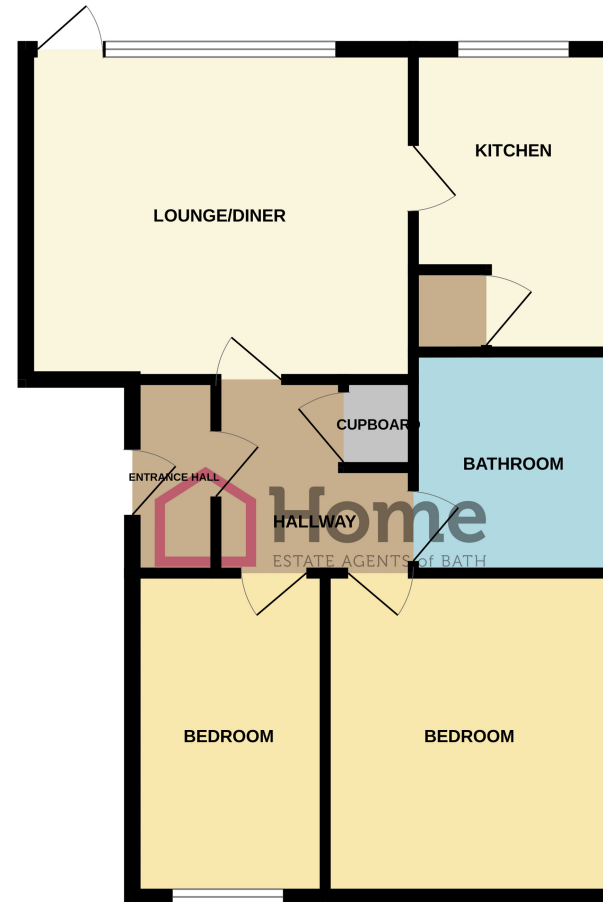


@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



Home
ESTATE AGENTS of BATH

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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