



£225,000

Council Tax Band: B
Energy Efficiency Rating: D

Livingstone Road, Bath. BA2 3PH.

An excellent opportunity has arisen to purchase this amazing double bedroom garden apartment with parking situated in a highly sought after location in a building believed to date from the 1890s. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.



An excellent opportunity has arisen to purchase this amazing double bedroom garden apartment with parking situated in a highly sought after location in a building believed to date from the 1890s.

The benefits include gas heating, double glazing and a very unique Japanese style bath. The property briefly comprises a lounge/dining room/kitchen, double bedroom, bathroom and various storage areas.

The west facing rear garden leads through to a garage and off road parking.

The property is within very easy reach of the shops and cafés of Moorland Road. Local restaurants include The Moorfields and Café 84 and there is particularly good access to Green Park and the Western Riverside.

Oldfield Park Train Station is within close proximity and there are a variety of gyms nearby as well as the Linear Park Cycle Path.

The property offers excellent access to the city centre, the Universities and Bristol beyond. Early viewing strongly advised. Please call 01225 463006 to arrange an internal inspection.

Lounge/Dining Room/Kitchen: 6.55m MAX x 4.77m MAX

Wooden part glazed door to front aspect, UPVC double glazed window to front aspect, radiator, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks, fuse box.

Bedroom: 3.41m MAX x 3.37m MAX

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, built in cupboards and shelving.

Bathroom:

2x UPVC double glazed windows to side aspect, radiator, pedestal wash basin, deep soak Japanese style bath with shower over, WC, wall tiles, floor tiles.

Storage Room:

UPVC door to rear aspect, UPVC double glazed window to side aspect, Worcester gas boiler.

Garage/Parking:

Private garage and off road parking.

Front Garden:

Low maintenance courtyard with storage room containing electricity meter and gas meter.

Rear Garden:

Laid mainly to lawn with patio area, west facing aspect.

Agent's Note:

Tenure: Leasehold

Lease Length: 999 years from 1989

Service Charges: ~£35 per calendar month.

Ground Rent:

Peppercorn.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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Bath,
BA2 3PH.

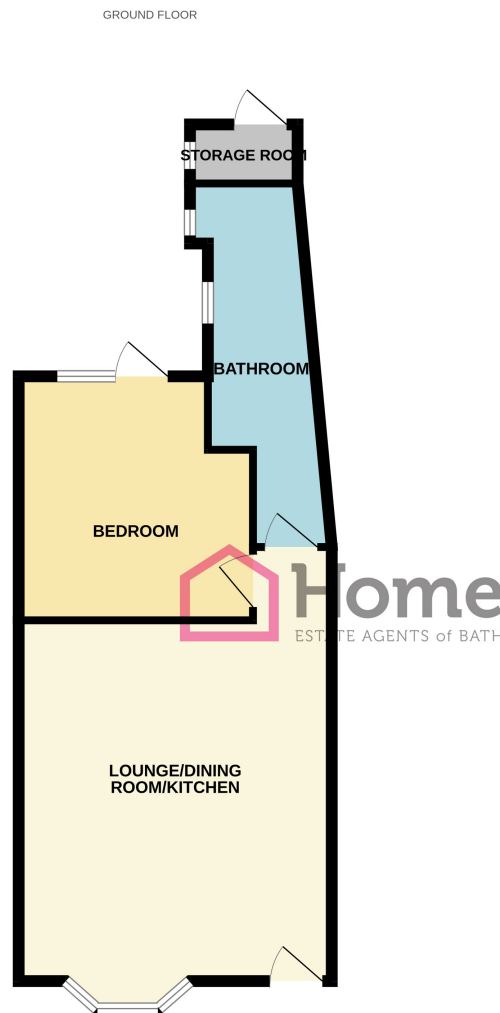
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branch or go online
to book your
viewing.

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