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**1-8 ARIZONA HOUSE, 9 UPPER BLOOMFIELD ROAD,  
ODD DOWN, BATH, BA2 2RY**



**FOR SALE FROM £245,000**

Simon Heal Estate Agents are delighted to present this absolutely stunning, **BRAND NEW BLOCK OF 8 LUXURY APARTMENTS** located in the Odd Down area of the city of Bath with a number of local facilities easily available. The building offers a selection of 2 and 3 bedroom apartments finished to a high standard with fully equipped kitchens and bathrooms. The properties may be suited to student or HMO occupation and therefore bespoke finish options are available on request.

**FIRST TIME BUYER INCENTIVE AVAILABLE – ASK AGENT**

**NO ONWARD CHAIN, AVAILABLE TO VIEW NOW!**

**VIEWING HIGHLY RECOMMENDED FOR FULL APPRECIATION OF THIS PROPERTY!**

# **Arizona House, 9 Upper Bloomfield Road** **Bath, BA2 2RY**

The apartments are positioned in Odd Down, which has very well-established local facilities as well as a regular bus service to the centre of Bath.

## **FEATURES**

- a block of 8 brand new apartments
- excellent location with well-established local facilities
- regular bus service to the centre of Bath
- high quality of finish
- all bathrooms fully fitted and kitchens fully equipped
- contemporary design and modern interior
- gas central heating and double glazing
- modern technological advancements installed for better energy efficiency and user friendliness
- prices from £245,000 **with FTB incentive available**
- communal bike store and shared garden to the rear
- apartments 1 & 2 come with a private courtyard area
- **OPPORTUNITY TO PURCHASE THE FREEHOLD**

## **GENERAL INFORMATION**

There is a management company (Arizona House Management Bath Limited 12918199) which will be responsible for the upkeep of all internal and external communal areas. All leaseholders will be required to contribute towards the communal fund via their management fees (approximately £750 pa) The leases will be for a period of 999 years from the date of completion.

All services are mains, connected and operating (at the time of completion).

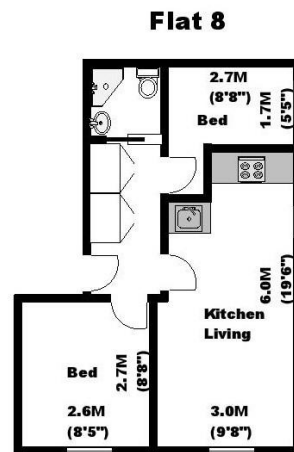
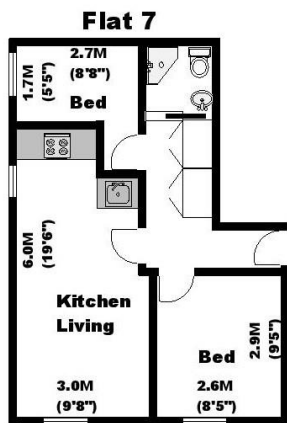
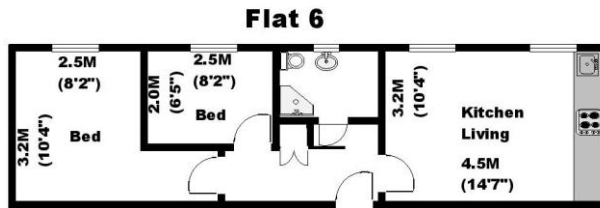
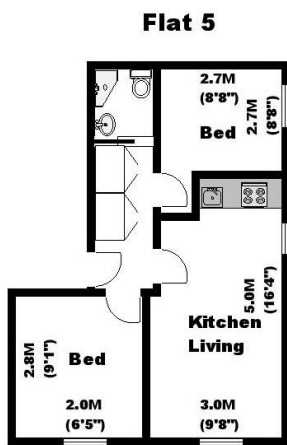
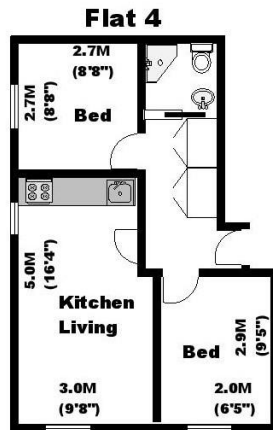
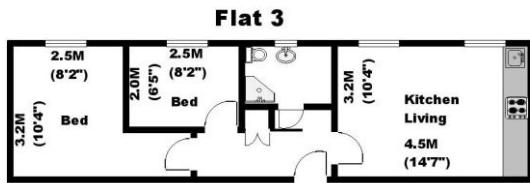
Floor coverings are included.

## **CONFIGURATION**

No1 & No 2 - three-bedroom apartments with small courtyards (these units may be suited to HMO subject to various consents and licenses)

Nos 3-8 – two-bedroom apartments.

If required, student management pack is available on request. The below floor plans as well as elevation plans and location plan are available from the Agent via email in pdf or jpeg formats.



## Agent's Note

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The main photograph is a computer-generated image for information only.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Sizes are approximate.

PDF or JPEG formats of floor plans, elevation plans and location plans are available on request.

Floor plans and EPCs for Flats 1 and 2 to follow.

Photographs are factual representations of the quality of finish as well as materials, fixtures and fittings used in each of the apartments.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that the director of the selling agent firm is related to the seller.

**To arrange a viewing or for more information contact Joanna at  
Simon Heal Estate Agents on  
01749 343 111 or [joanna@simonheal.co.uk](mailto:joanna@simonheal.co.uk)**

