



Lambrook Court, Bath

£325,000

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- Quietly located 1 bedroom south facing apartment
- Bedroom with walk in wardrobe and study area
- Views across the landscaped grounds and brook at the rear
- South facing balcony with views
- ASSISTED MOVE OPTION AVAILABLE (ask agent for more info)
- Generous sitting room with feature fireplace and French doors
- Modern kitchen with integrated appliances
- Modern wet room with vanity units and heated towel rail
- ALLOCATED PARKING SPACE INCLUDED
- Close to Alice Park, Larkhall shops and main bus routes

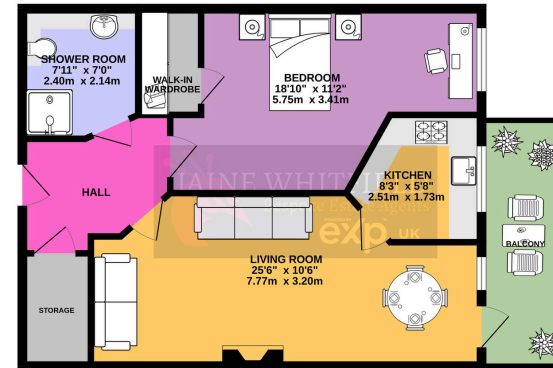


A superb 2nd floor, large 1 bedroom apartment with balcony and PARKING SPACE included. Sunny, south facing apartment with lovely views at the rear of the building overlooking the landscaped grounds and brook. Popular over 70s development close to Larkhall centre, bus routes and Alice Park. Furniture can be included if required. ASSISTED MOVE OPTION potentially available. (Please ask agent for details).





SECOND FLOOR FLAT
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained herein, measurements of above, below, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for the buyer's reference only and should not be used for any other purpose without the prior written consent of the seller. The seller, agent and estate agent have not been visited and no guarantee is made with respect to the accuracy of the plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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