



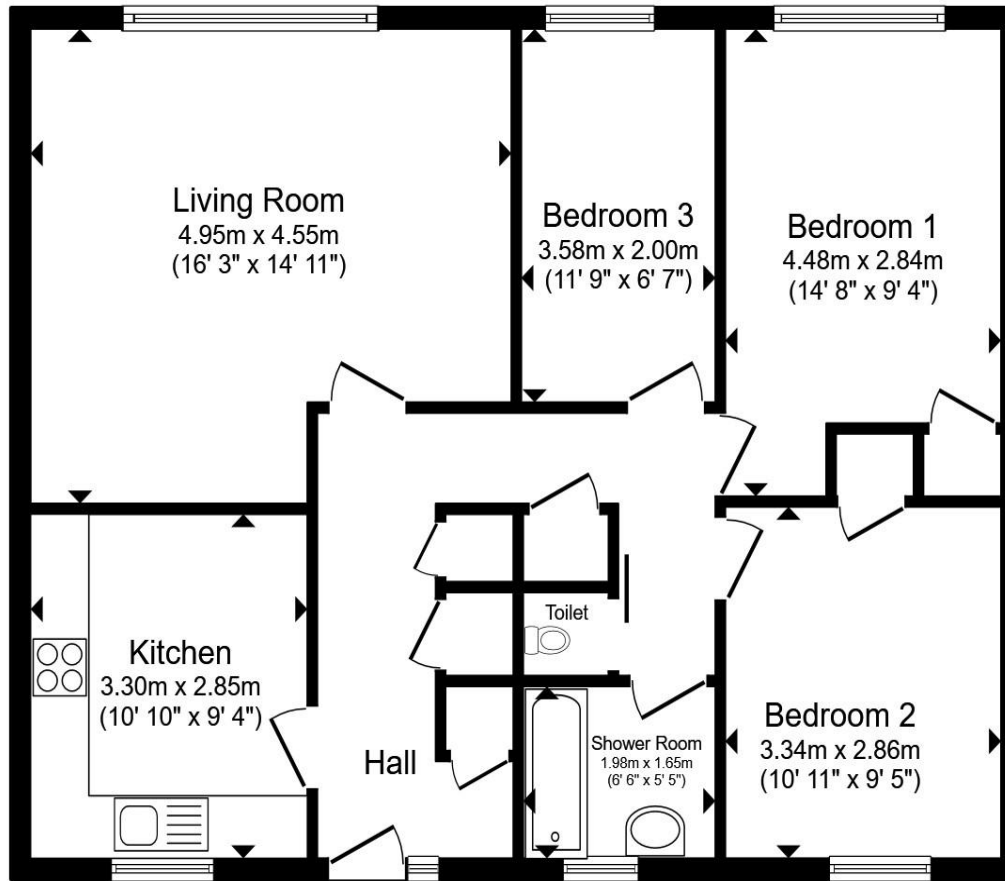
**Midsummer Buildings, Bath, BA1 6JH**

**welcome to**

**Midsummer Buildings, Bath**

Allen & Harris are thrilled to offer this wonderful three bedroom ground floor apartment, being offered with No Chain. An ideal first time purchase. Viewing times now available.





**Ground Floor**

Total floor area 79.4 m<sup>2</sup> (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Occupying the ground floor level of this block of apartments and maisonettes, situated in an excellent location, close to Larkhall Village and an easy walk into central Bath. Being of optimum appeal to the first time buyer, however the buy to let investor could enjoy a good yield and capital increase due to Bath's property climate being strong over the years.

The large accommodation comprises from an entrance hall, fitted kitchen/dining room, good size living room, three bedrooms and a fitted shower/wet room. To the outside you have a garage in a block and communal parking spaces, you will also find communal gardens and grounds that are well maintained. The management charges are at a reasonable level due to Curo being the management company.

Overall a super property, realistically priced to reflect the modernisation that most buyers would want to do to the flat, so we expect a lot of interest, so call today to book your viewing slot.

welcome to

## Midsummer Buildings, Bath

- Realistically Priced To Reflect The Updating That Need To Be Done
- Excellent First Time Buyers Opportunity To Get Onto The Property Ladder In Bath!
- Three Bedrooms, Fitted Kitchen/Dining Room
- Lovely Size Living Room & Fitted Shower Room
- Very Good Investment Opportunity in Bath

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105780](https://www.allenandharris.co.uk/Property/LAR105780)



Property Ref:  
LAR105780 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



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