



WentWorth
Estate Agents

Flat 25, Minerva Court St. Johns Road, Bathwick, Bath, BA2 6PL

■ Second Floor Retirement Apartment ■ Exclusively for the over 55's. ■ On-site warden. ■ Owned outright. ■ Lift Access ■ One Double Bedroom ■ Bathroom ■ Open Plan Living Room & Kitchen ■ Residents Parking, Lounge & Gardens ■ EPC Rating - C

Price guide £215,000

Location

Bath city centre is within walking distance along St Johns Road to the world famous Pulteney Bridge or via the artisan area of Walcot Street with its trendy boutiques, galleries and restaurants. The city has a variety of historic buildings, theatres, museums, and other cultural and sporting attractions including Bath Rugby Club. There are two universities and a number of excellent state and public schools. Bath has excellent communications with the city of Bristol and is approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (approximately 90 minutes).

Internal Description

Entering the communal hallway, you will find the warden's office, stairs and a lift to all floors. The entrance door to the apartment leads you into a hallway, with a storage cupboard for coats and a large linen cupboard. The living room enjoys plenty of natural light, by way of the window and patios doors, which open onto a balcony. There is space for a dining table and chairs. The kitchen is well-proportioned and has space for a fridge/ freezer. The good sized double bedroom, with mirrored built-in wardrobes overlooks the gardens to the front. The bathroom comprises of a bath, with Mira shower over, wash hand basin and w/c.

External Description

Minerva Court has pretty, well tended communal gardens to enjoy, and benefits from residents parking on a "first come, first served" basis.

Agents Note

The Property Misdescriptions Act 1991. 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 must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. 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 and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure: Leasehold

Lease Years Remaining: 88

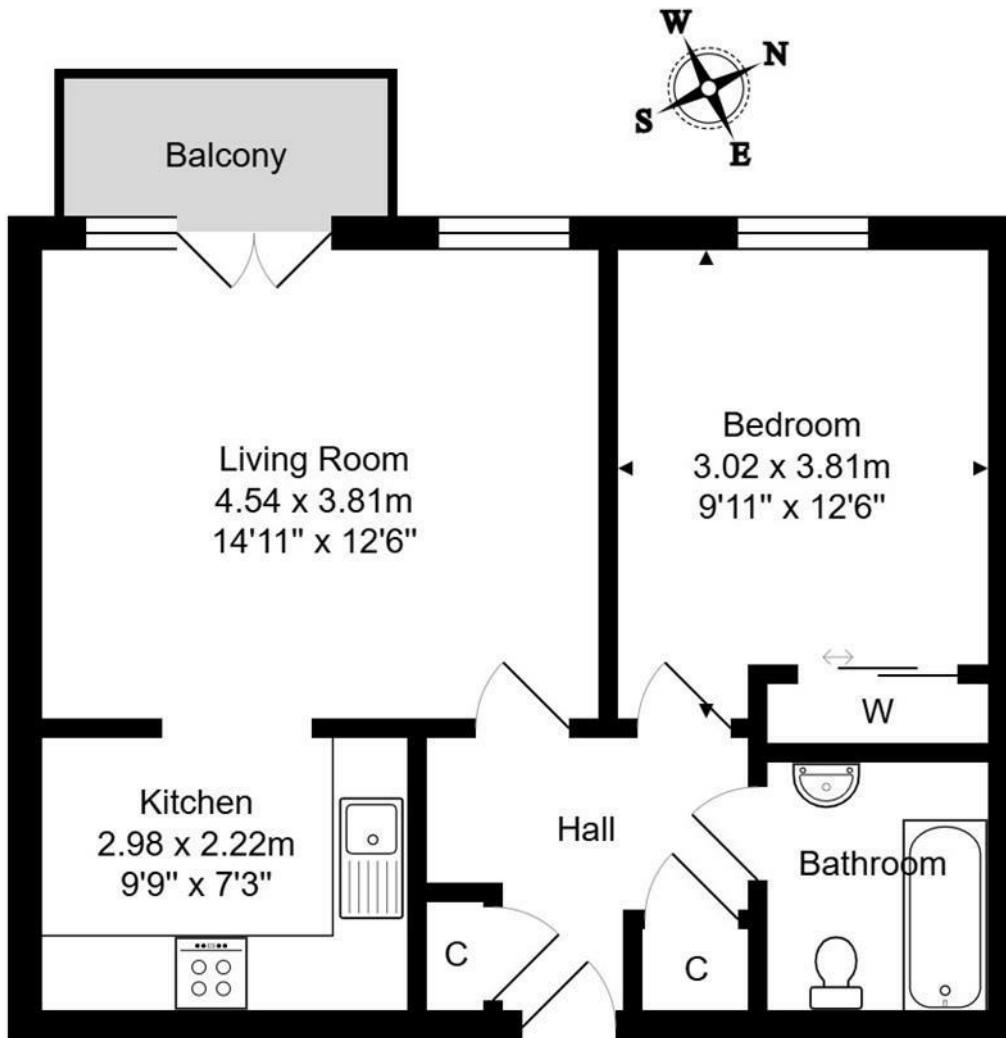
Management Company: Curo

Service Charge: £2,310

Council Tax Band: C

Local Authority: Bath and North East Somerset





Total Area: 47.8 m² ... 515 ft² (excluding balcony)

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

www.epcassessments.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(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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