

St. Johns Road, Bathwick, Bath, BA2 6PL

allen & harris

welcome to

St. Johns Road, Bathwick, Bath

Executors sale of this very well presented one bedroom apartment, well priced, set of the top floor with front facing windows with views. Incredibly well placed for Bath City Centre, a short flat walk onto Pulteny Bridge and access to local amenities such as Waitrose and local cafes and restaurants



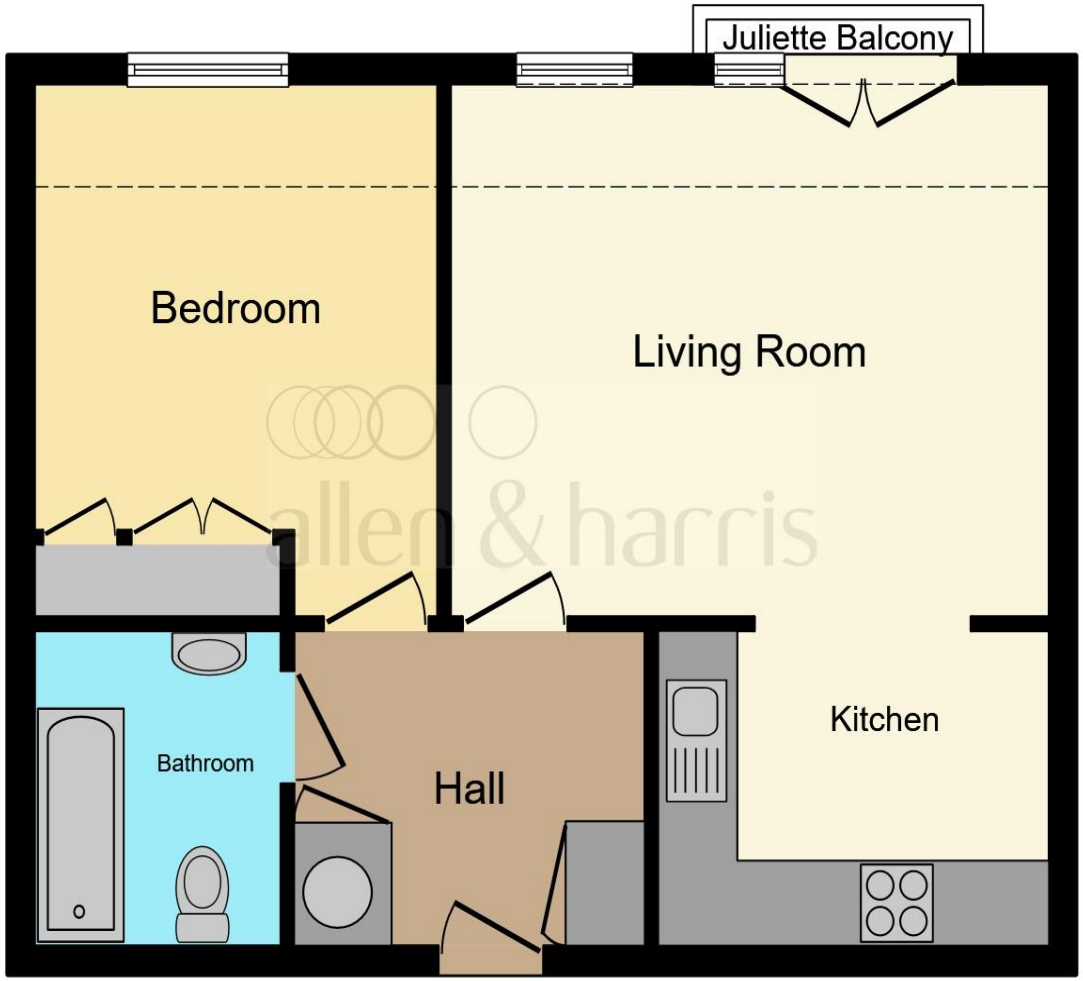












Minerva Court Entrance

Private Entrance Hall
8' 10" Max x 7' 3" Max (2.69m Max x 2.21m Max)

Living Room
14' 10" x 11' 11" Part restricted head height (4.52m x 3.63m Part restricted head height)

Kitchen
9' 8" x 7' 3" (2.95m x 2.21m)

Bedroom
10' 10" part restricted head height x 9' 11" (3.30m part restricted head height x 3.02m)

Bathroom
6' 8" x 6' (2.03m x 1.83m)

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- An attractive one bedroom apartment
- Executors Sales to Close Estate
- Over 55s accommodation
- Lift (replaced 2021) to all floors
- Residents facilities include a communal garden, lounge and laundry room

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 2284.51
Ground Rent: 10.00

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.

guide price

£95,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT108516

The Property Ombudsman

Property Ref:
BAT108516 - 0023

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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