

Frankcom House, Forester Road, Bath, BA2 6RA

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welcome to

Frankcom House, Forester Road, Bath

Set within a purpose-built building is this tasteful two-bedroom, second-floor flat in the popular area of Bathwick, perfect for city living. Whilst close to Sydney Gardens with its children's park and tennis courts, there is access to countryside walks in and out of the city via the canal towpath.















Floor Plan **Garage**

Total floor area 106.0 m² (1,141 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

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Upon entering the flat, a welcoming entrance hall leads to a bright lounge overlooking Sydney Gardens. Floor-to-ceiling windows and a French door open onto the balcony, allowing plenty of natural light to flood the room. The stylish, fully fitted kitchen includes an induction hob, double oven, fridge/freezer, dishwasher and washing machine, together with a breakfast bar seating up to five people.

At the end of the entrance hall is a useful bespoke storage or library area with fitted cupboards and shelving.

The flat offers two generous double bedrooms, both with Hammonds fitted furniture. The principal bedroom benefits from an en suite bathroom, while the second bedroom is ideal as a guest room, home office or children's room. A separate shower room serves the rest of the accommodation.

The neutral décor throughout provides a blank canvas for personalisation, while electric central heating with individually controlled thermostatic radiators ensures comfort. The property also benefits from a garage en bloc and attractive communal gardens planted with mature trees and shrubs. Conveniently located on Forester Road, the flat is within easy reach of Bath Spa railway station, the popular Bathwick Boatman restaurant and the city centre.

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.

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- Desirable Bathwick location
- Two bedroom apartment
- Garage and Communal Gardens
- Well managed block
- Electric central heating system

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1720.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£415,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105927

The Property Ombudsman

Property Ref:
LAR105927 - 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.

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