

**NEW
PRICE**



£175,000

Monksdale Road, Bath, BA2 2JD

Council Band Tax: A
Energy Efficiency Rating: C

An excellent opportunity has arisen to purchase this stunning city apartment situated in a highly sought after location and believed to date from around 1964. The benefits include gas heating, double glazing, with balcony and spectacular views. Early viewings are strongly advised.



Home
ESTATE AGENTS OF BATH



An excellent opportunity has arisen to purchase this stunning city apartment situated in a highly sought after location and believed to date from around 1964. The benefits include gas heating, double glazing and spectacular views. The property briefly comprises of:- hall, lounge, kitchen/dining room, double bedroom and bathroom. Externally, the balcony has panoramic views. The property is particularly well located for access to the shops and cafés of Moorland Road. Local restaurants include The Moorfields and Café 84. Various new gyms are nearby as well as the Linear Park cycle path. The property offers extremely good access to the city centre, the universities and Bristol beyond. An early viewing is strongly advised. Please phone 01225 463006 to arrange an internal viewing.

Entrance Hall:

Door to side aspect, radiator, views.
2x built in cupboards containing fuse box and electricity meter, laminate flooring, entry phone system.

Lounge:

uPVC double glazed door to side aspect, uPVC double glazed windows to side aspect, radiator, fireplace surround, laminate flooring, balcony with spectacular panoramic views.

Kitchen/Dining Room:

uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, tiled splashback, cupboards containing Worcester gas boiler and gas meter. Laminate flooring,

spectacular panoramic

Bedroom:

uPVC double glazed window to side aspect, radiator, laminate flooring, spectacular views towards Bloomfield Crescent.

Bathroom:

uPVC double glazed window to side aspect, wash basin with vanity unit, panelled bath with Triton electric shower over, WC, heated towel rail, tiled splashback, wall tiles, laminate flooring.

Storage Cupboard

Secure lockable cupboard located in communal areas.

Agent's Note:

Tenure: Leasehold
Lease Length: 102 years remaining
Service Charges: £139 pcm
Ground Rent: £10 per annum

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

£180,000

117 Monksdale Road
Bath,
BA2 2JD.

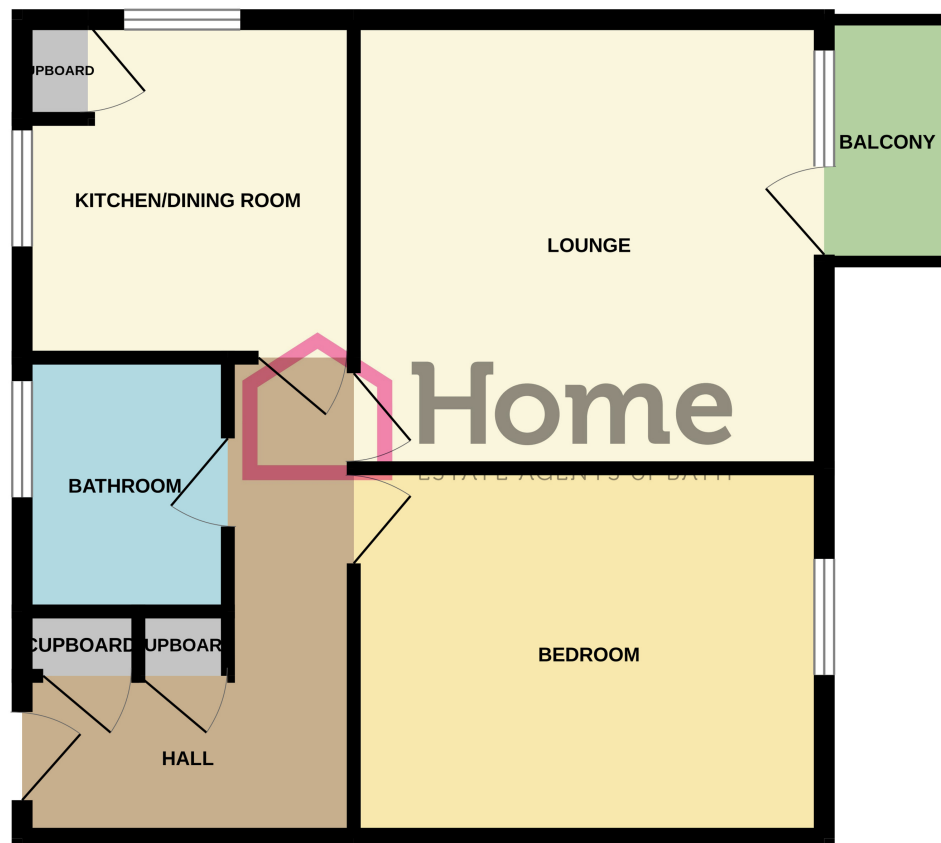
Call now, visit us in
branch or go online
to book your
viewing.

📞 01225 463006

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🐦 @at_home_bath

📍 @Home Estate Agents
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Bath, BA2 3PL



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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