



**£280,000**

Council Tax Band: B  
Energy Efficiency Rating: F

## The Hexagon, Kempthorne Lane, Bath, BA2 5RS

An excellent opportunity to acquire this well presented 2 bedroomed 2<sup>nd</sup> floor apartment situated in this impressive listed property set within Combe Down. The benefits include open plan living, designated parking for 2 cars and no onward chain. An early inspection is highly recommended. Please call 01225 463006 to arrange an internal appointment.









An excellent opportunity to acquire this well presented 2 bedroomed apartment situated on the second floor of this impressive listed property set within Combe Down.

The benefits include open plan accommodation with modern kitchen and bathroom, electric background heating and access to large private loft space (approximately 13.5m x 5.0m), designated parking for 2 cars, close to all local amenities & great access for the city or Bristol and beyond.

The spacious accommodation briefly comprises:- communal entrance hall, entrance hall, lounge/diner/kitchen, 2 double bedrooms, bathroom, communal gardens & designated parking.

The property is ideally located within easy reach of the city amenities, and local shops and supermarkets. Combe Down offers good local schooling and bus routes from the local park & ride.

An early inspection is highly recommended. Phone 01225 463006 to arrange an internal appointment.

**Communal Hall:**

Intercom system, front door & stairs to apartment.

**Entrance Hall:**

Entered via front door, intercom phone, windows to front aspect, airing cupboard with hot water tank, night storage heater, white panelled doors to lounge and all rooms and access to private loft space, encompassing the entire flat.

**Lounge: 5.45m x 5.15m**

Double aspect room with windows to front and rear aspect, open plan room with kitchen off, TV point, night storage heaters, coved ceiling.

**Kitchen: 2.20m x 2.18m**

Stainless steel sink unit with range of fitted wall and floor units, fitted work surfaces, built in oven, hob and extractor, plumbing for washing machine, space for fridge/freezer.

**Bedroom: 4.03m x 2.82m**

Window to rear aspect, electric panelled heater.

**Bedroom: 4.03m x 2.70m**

Window to rear aspect, fitted wardrobe, night storage heater.

**Bathroom:**

White suite of panelled bath with mixer shower and screen, low flush WC, wash hand basin, extractor fan, shaver socket, tiled splashbacks, chrome towel radiator.

**Parking:**

Designated parking for 2 cars with additional visitors parking.

**Garden:**

Communal gardens and lawned areas, bin & bike store.

**Agent's Note:**

Tenure: Leasehold

Lease Length: 999 Years from 2007

Service Charges: £2118.14

Ground Rent: £200 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](mailto:sales@ahea.co.uk)*

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32 The Hexagon,  
Kempthorne Lane  
Bath,  
BA2 5RS.

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to book your  
viewing.

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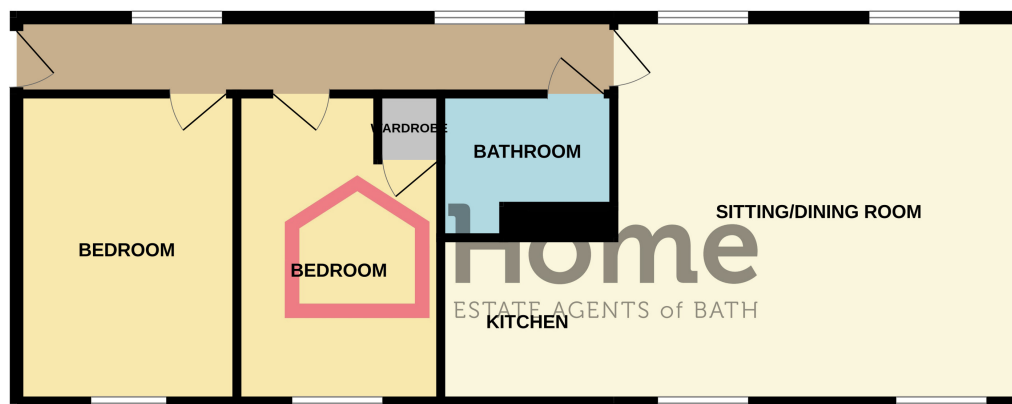
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## GROUND FLOOR



TOP FLOOR FLAT THE HEXAGON KEMPTHORNE LANE BATH BA2 5RS

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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