

SimonHeal
ESTATE AGENTS

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**7 ARIZONA HOUSE, 9 UPPER BLOOMFIELD ROAD,
ODD DOWN, BATH, BA2 2RY**



FOR SALE £250,000

Simon Heal Estate Agents are delighted to present this purpose built, 2-bedroom top floor apartment located in the Odd Down area of the city of Bath. The property, finished to a very high standard, is suitable for shared occupation and is currently achieving £1450 in rent. The apartment, forming a part of only 18-months-old Arizona House, has access to communal bin store, bike store and garden to rear. Gas CH, double glazing, fully fitted and equipped.

**NO ONWARD CHAIN, TENANT IN SITU UNTIL SEPTEMBER 2026. AVAILABLE TO VIEW NOW!
VIEWING HIGHLY RECOMMENDED FOR FULL APPRECIATION OF THIS PROPERTY!**



7 Arizona House, 9 Upper Bloomfield Road

Bath, BA2 2RY

The apartment is positioned in Odd Down, which has very well-established local facilities as well as a regular bus service to the centre of Bath.

BLOCK FEATURES

- a block of 8 apartments, only 18 months old
- excellent location with well-established local facilities
- regular bus service to the centre of Bath
- high quality of finish
- bathroom fully fitted and kitchen fully equipped
- contemporary design and modern interior
- gas central heating and double glazing
- modern technological advancements installed for better energy efficiency, safety and user friendliness
- communal bike store, bin store and shared garden to the rear
- tenant in situ until September 2026, current rent £1450 per calendar month

GENERAL INFORMATION

- there is a management company (Arizona House Management Bath Limited 12918199) which is responsible for the upkeep of all internal and external communal areas
- all leaseholders are required to contribute towards the communal fund via their management fees
- the current service charge amount for Flat 7 is £1492.80 annually
- there is no ground rent
- the property is a leasehold, with a residue of 999-year lease
- all services are mains, connected and operating
- there is a licenced Property Manager in place looking after the current tenancies
- all apartments are currently occupied by either students or working professionals

BLOCK CONFIGURATION

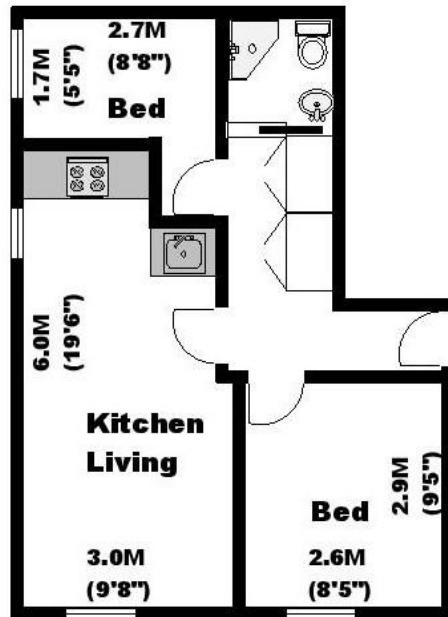
No1 & No 2 - three-bedroom apartments with small courtyards on the lower ground floor.

Nos 3-5 – two-bedroom apartments on the first floor.

Nos 6-7 – two-bedroom apartments on the top floor.

The below floor plan as well as elevation plans and location plan are available from the Agent via email in pdf or jpeg formats.

Flat 7



Agent's 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, however the property has been in full-time occupation since August 2025. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Sizes are approximate.

PDF or JPEG formats of floor plans, elevation plans and location plans are available on request.

Photographs are factual representations of the quality of finish as well as materials, fixtures and fittings used in each of the apartments, however, do not represent the actual apartment advertised.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that the director of the selling agent firm is related to the seller.

**To arrange a viewing or for more information contact Joanna at
Simon Heal Estate Agents on
01749 343 111 or joanna@simonheal.co.uk**

