



WentWorth
Estate Agents



5 Nelson Place West, Bath, BA1 2BA

- Three bedroom Maisonette. ▪ Handsome Grade II Listed building. ▪ Two receptions. ▪ Flexible living accomodation. ▪ Master with en-suite. ▪ Centrally located, overlooking the Green. ▪ Communal rear gardens.

Price guide £475,000

Location

This handsome maisonette can be found in the central location of Nelson Place West, opposite Norfolk Crescent, which is just a few minutes walk into Bath City Centre. Situated just minutes from the Circus, Royal Crescent and Roman Baths, with a huge array of restaurants, cafes, bars, shopping and other public amenities, this property is perfect for anyone looking for a central location. The property also benefits from a short level walk to the train and bus station, which connects you to London, Bristol and other local villages.

Internal Description

Entering the property, you are greeted with a bright and airy entrance hallway. The warm and welcoming sitting room is to be found on your left and enjoys plenty of natural light from the elegant sash window. There is a feature fireplace and a useful storage cupboard. The second reception room is to the rear and also has a feature fireplace. This reception room is currently utilised as a bedroom, however, it is a wonderful space for a dining room or playroom. The kitchen is well-appointed and overlooks the communal garden to the rear. Taking the stairs down to the lower ground level, you will find the bedrooms and bathroom. The generous master has an en-suite and also benefits from a storage cupboard. The second bedroom is a good sized double, again with storage and overlooks the gardens to the rear. Bedroom three is currently used as a home office. The family bathroom comprises of a bath, with shower over, wash hand basin and w/c.

External Description

The attractive front door is accessed via a path, which has wrought iron railings. The views to the front are across the tree lined green. To the rear of the property there are communal gardens to be enjoyed.

Agents 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. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. 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 and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Leasehold

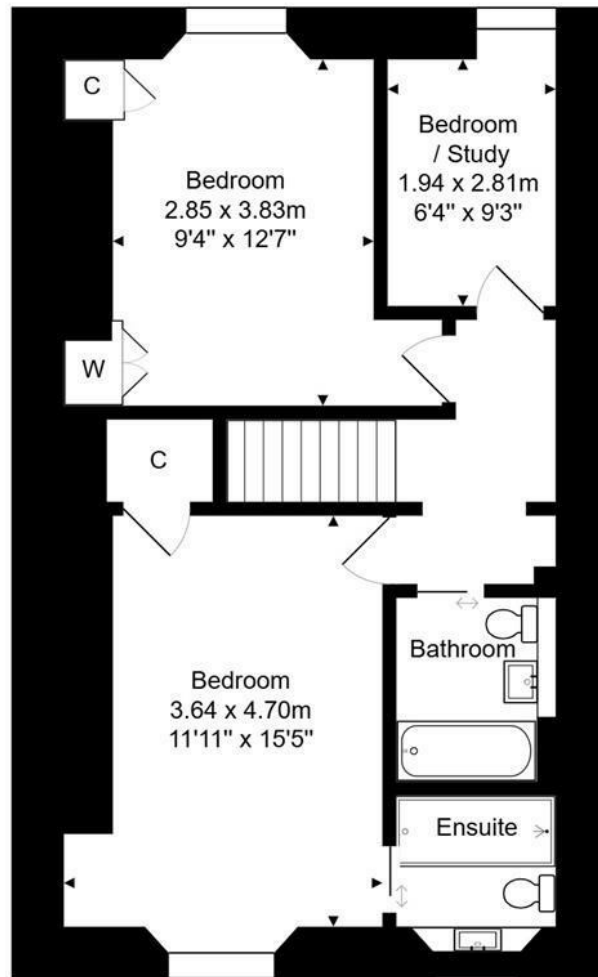
Council Tax Band - B

Management Company - Livewest

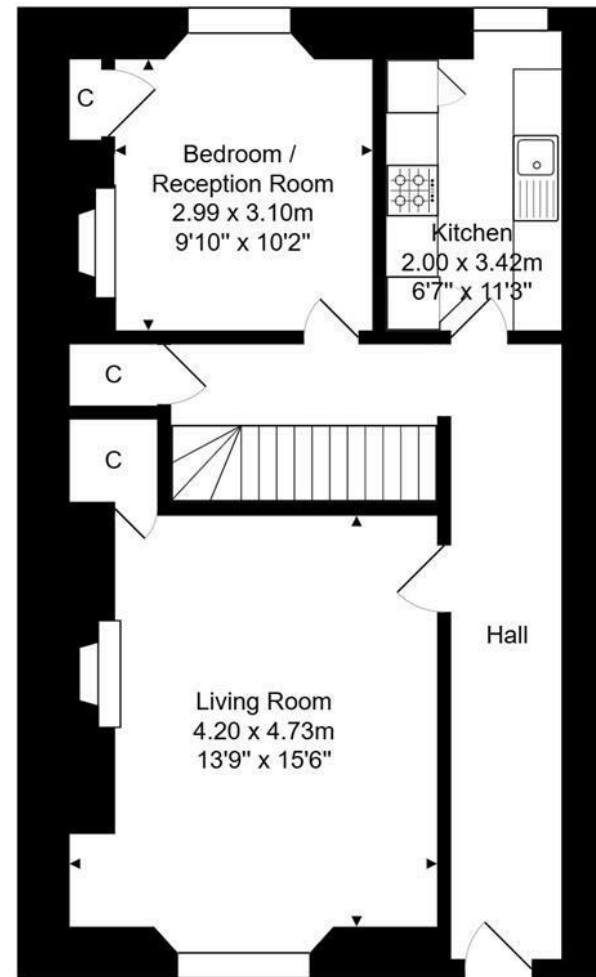
Years remaining - 89

Annual Service Charges - Approx. £1953.60

Annual Ground Rent - £10.00



Ground Floor
Area: 56.6 m² ... 609 ft²

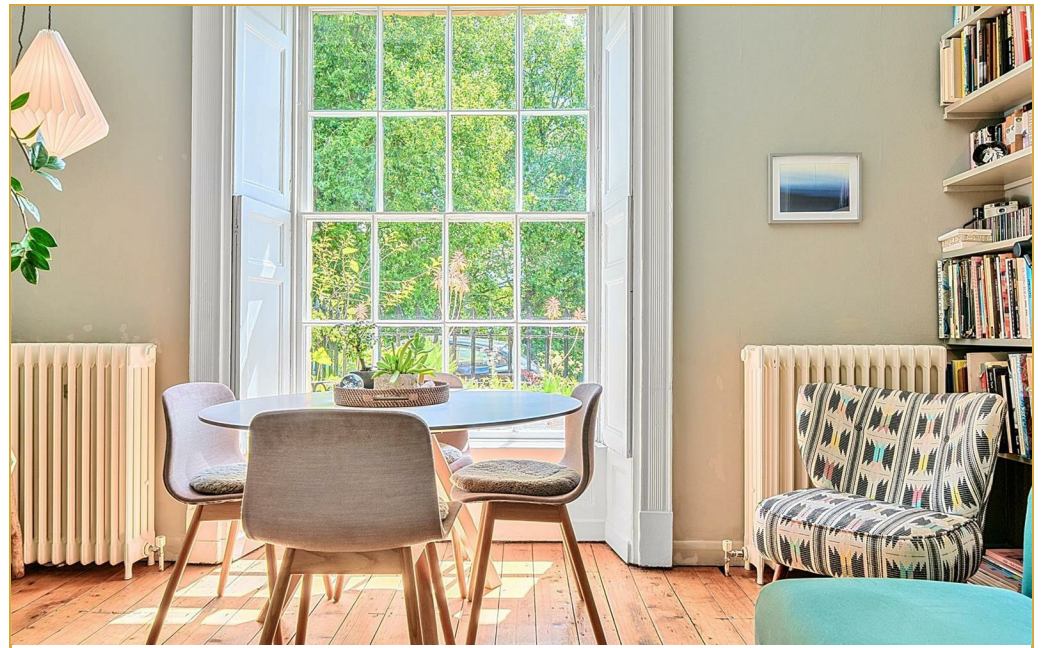


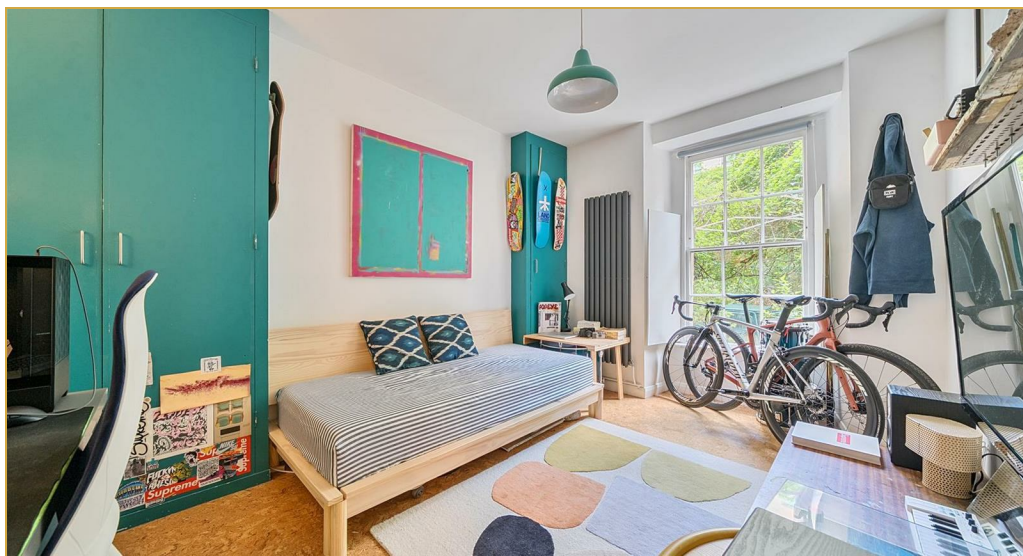
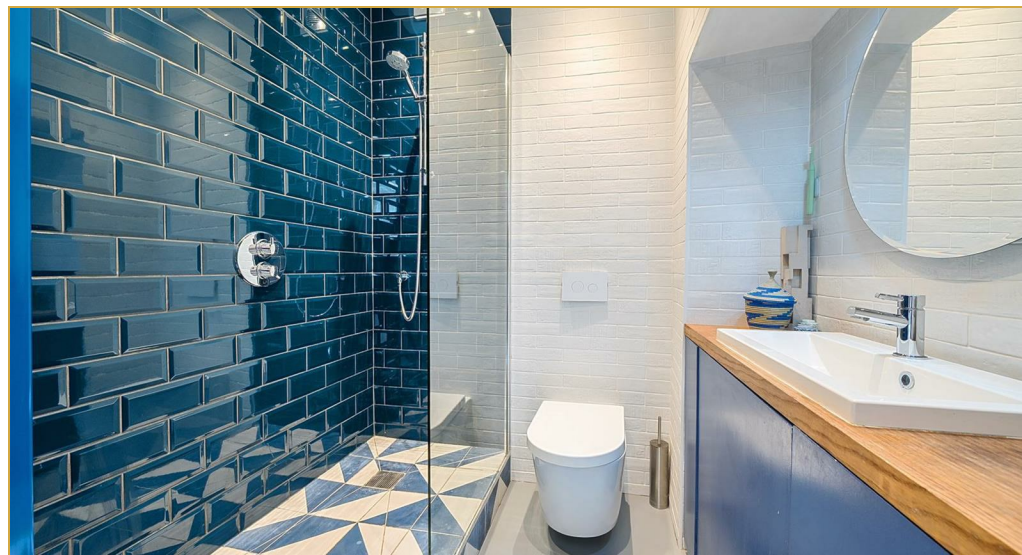
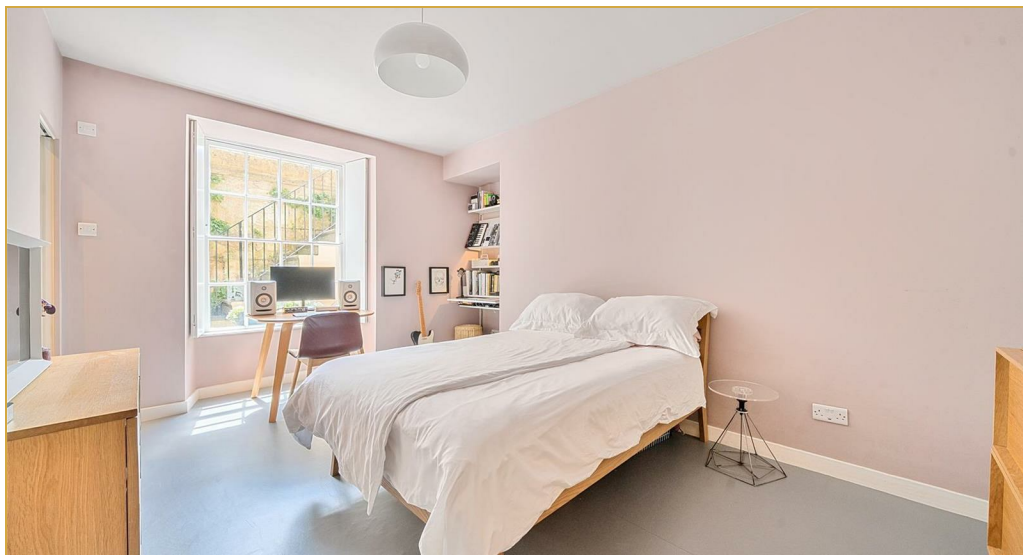
First Floor
Area: 56.6 m² ... 609 ft²

Total Area: 113.2 m² ... 1218 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC





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