



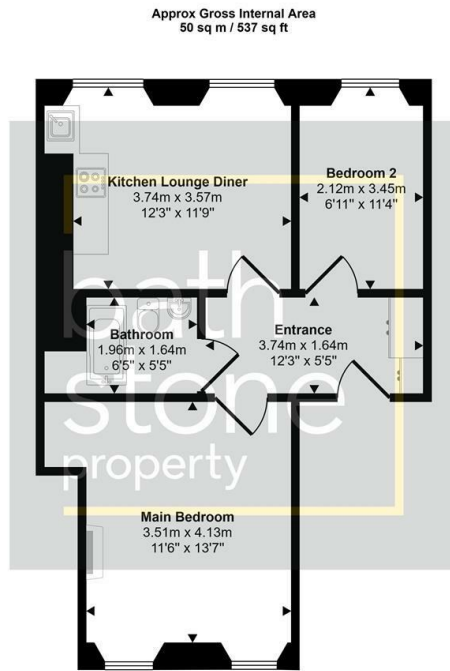
Bladud Buildings,

Price £285,000

**FOR SALE**



- Bath Central Location
- No Chain
- Open Fire Place
- One Bedroom
- Character - Georgian Grade II Listed
- Gorgeous Views

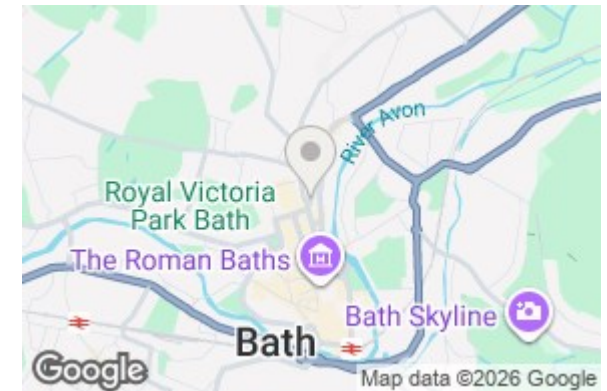


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## THE PROPERTY

Vendors Comments - " The flat was the very first property we purchased and will always hold a special place in our memories. At the time, we were searching for a home with character - something that reflected Bath's distinctive Georgian architecture. The flat, along with the building itself, immediately captured our imagination. We embraced its period features by restoring the wooden floors and furnishing it with carefully chosen period pieces and lighting, enhancing its charm while respecting its heritage. Its central location has always been incredibly convenient, and the beautiful views to the rear made it even more special - particularly on Bonfire Night, when we enjoyed the fireworks from the comfort of home year after year. In time, we decided to move on and began renting the property. Since then, the flat has been let successfully and consistently. The current long-term tenants have truly valued living there and would be delighted to remain, should a prospective buyer wish to continue the tenancy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	