



The Garden Flat, 96 Lower Oldfield Park, Bath, BA2 3HS

Guide Price **£250,000**

651sqft of space, a private section of garden and its own front door - this very substantial Victorian apartment will already tick a lot of boxes for residential and investor buyers alike even before you consider the extraordinarily handy location for city and Moorland Rd amenities. Occupying the entirety of the garden level of this semi-detached merchants villa the apartment enjoys bay windows to both front and rear, a large sitting room with a handy study adjacent, long kitchen, a large double bedroom, bathroom, hall and even a walk in pantry/store. Outside, the rear gardens are divided into private sections for each of the three apartments (as is the side lean to for extra storage). Double glazed sash windows throughout, gas central heating via Worcester combi boiler, white bathroom fittings and no onward chain. Sole Agents.

- 651sqft
- Private garden areas
- Double glazing
- GCH
- Extra study & walk in pantry



Property Description

SUMMARY/AGENTS NOTES

In the late 19th century, there was a building boom in Bath to rival the activity in the Regency period. Desirable detached and semi detached residences on the outskirts of the city centre were widely advertised in the 1880's and 1890's (taken from The History of Bath by Graham Davis & Penny Bonsall).

The houses on what is now Lower Oldfield Park are listed in Bath directories from 1882 - the address at the time was just "Oldfield Park" and covered what is now both Upper and Lower Oldfield Park. The majority of the houses were named rather than numbered - this property was called Chalcroft and neighbours included Blair Athole, Ellerslie, Rosedale, Effingham, Charnwood, Drachenfels, Cromer and Brynhyfryd.

Tenure details;

Lease - residue of 125 years from 2000

Management via Curo

Service charge - £124.50pcm

Sinking fund - 2016/17 actual spend £68

Ground rent - £10pa

ENTRANCE HALL Double glazed front door, double glazed sash side window, radiator, fuseboard.

PANTRY Double glazed sash side window, shelving.

SITTING ROOM Double glazed sash bay front window, double radiator.

STUDY Double glazed sash side window, radiator.

BATHROOM Panelled bath with electric shower over, radiator, pedestal basin, low level W.C, extractor fan, part tiling to walls.

BEDROOM Double glazed sash bay rear window, radiator, alcove hanging rail with shelving under.

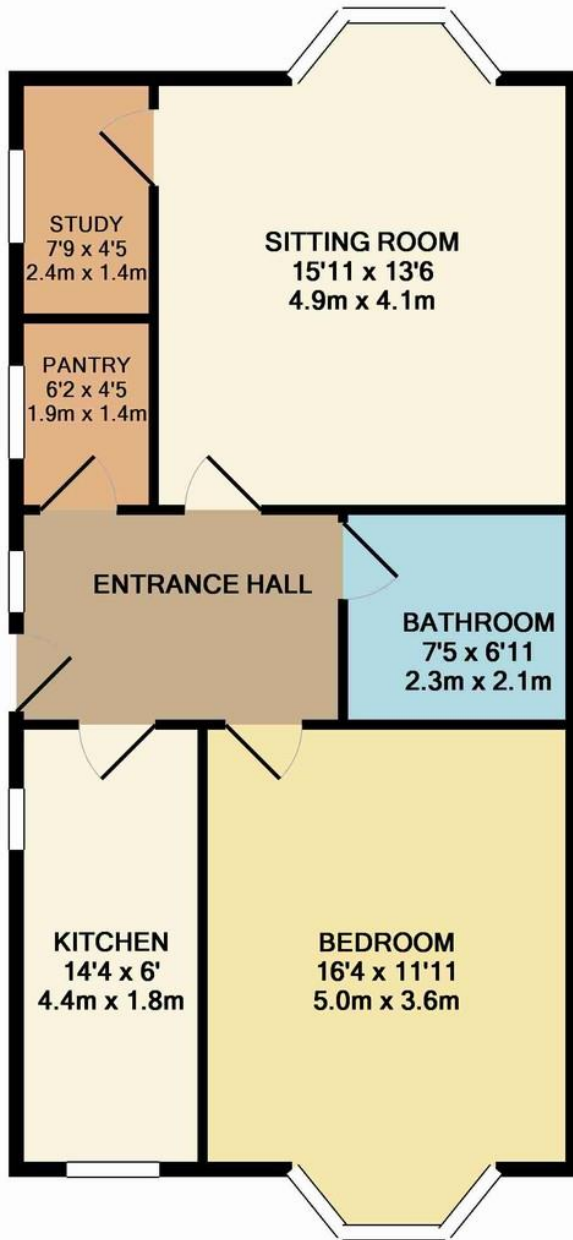
KITCHEN Double glazed rear and side windows, base and wall units with laminated worktops and sink/drain, radiator, plumbing for washing machine, cooker/gas point, wall mounted Worcester gas combination boiler.

REAR GARDEN 24ft x 28ft private section of garden (remaining garden divided between upper flats) with lawn, patio, flower beds and borders.

Front garden also belongs to this property - access via side conservatory/lean to

COMMUNAL STORAGE Section of conservatory/lean to allocated to each flat as storage/bike space





TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment