

whiteley helyar



480 ft²



bedroom



shower room



*resident's
permit
parking*

Guide Price £260,000

Garden Flat, 58 Lower Bristol Road, Bath, BA2 3BE

A beautifully refurbished apartment with a southerly facing private garden, located less than half a mile from the city centre. This light and modern home has been cleverly configured to make the most of the space, with lots of fitted storage, and would make both a wonderful first home or investment.

ACCOMMODATION

Entrance lobby
Sitting room with glazed double doors to the garden
Bay fronted bedroom with two built-in wardrobes
Newly fitted kitchen
Contemporary shower room

EXTERNALLY

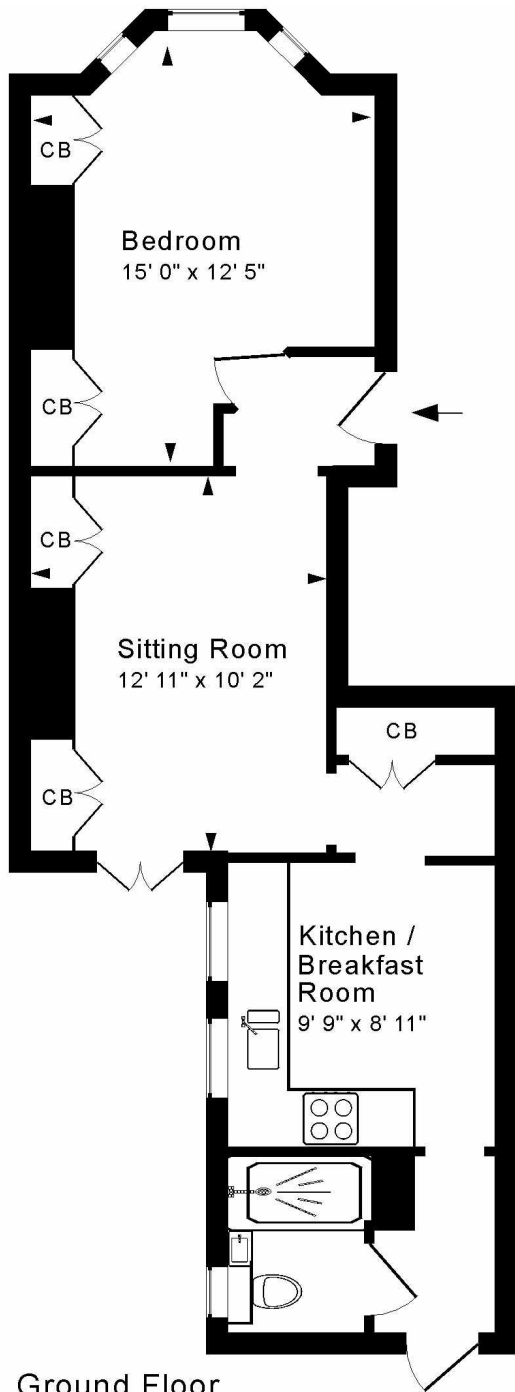
The enclosed southerly garden has a patio area accessed from both the sitting room and rear hall, screened by mature shrubs, with the remainder of the garden laid to lawn with a stepping stone path. To the rear is a good sized shed, perfect for bike storage, along with a very useful pedestrian gate.

LOCATION

The apartment occupies a very popular position, close to the many shops and amenities in Moorland Road, whilst the city centre with its vast array of shops, restaurants, bars and sporting venues is less than half a mile away. The property is well served by a frequent bus service, and both Oldfield Park and Bath Spa Railway Stations are also nearby.







Ground Floor

Approx. Gross Internal Floor Area 480 Sq. Ft. / 45 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number: 172-0838
 Garden Flat, 58 Lower Bristol Road, Bath, BA2 3BE.



Energy Efficiency Rating		
Band	Current	Target
A		
B		
C		
D		
E		
F		
G		

England & Wales

Tenure: Share of Freehold
 Council Tax Band: 'A' - £1,476.36

