

Garden Flat, Northend, Batheaston, Bath, BA1 7ES

allen & harris

welcome to

Garden Flat, Northend, Batheaston, Bath

Allen&Harris Larkhall are delighted to offer this beautiful garden flat in the chocolate box village of Batheaston. A very pretty village awaits the new owners. No Chain.



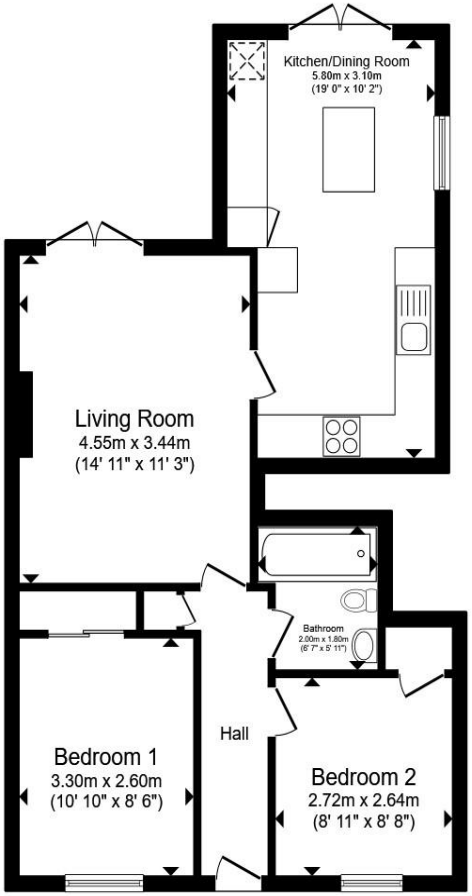












Ground Floor

Total floor area 59.6 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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A fantastic opportunity to purchase a delightful garden flat in the everpopular village of Batheaston. Situated to the North-East of Bath City, the area is now well served by public transport and regular buses run into City (typically a 15-20 journey). The village itself is home to the Suffragette movement (Eagle House) and offers a tranquil setting with chocolate box cottages and a brilliant community spirit. Delightful walks are literally on your doorstep.

The garden flat has a comfortable living room, two bedrooms and a fitted bathroom suite, with direct access to the garden, of which is of a lovely size and is enclosed by fenced boundaries. Being of interest to the first time buyer or indeed someone looking to downsize or retire to a comfortable home. We highly advise an internal inspection to fully appreciate all that this delightful home has to offer.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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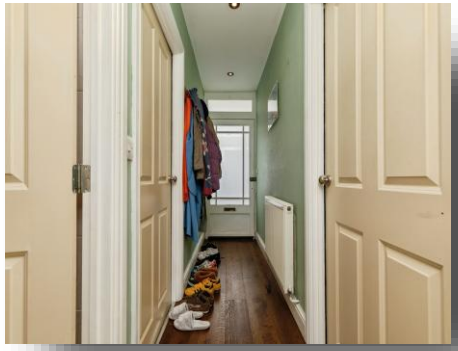
- Delightful Garden Flat
- Set in the beautiful village of Batheaston
- Two Bedrooms, Living Room, Fitted Bathroom Suite
- Enclosed Rear Gardens Of A Generous Size
- Ideal For Those Who Want A Semi-Rural Location

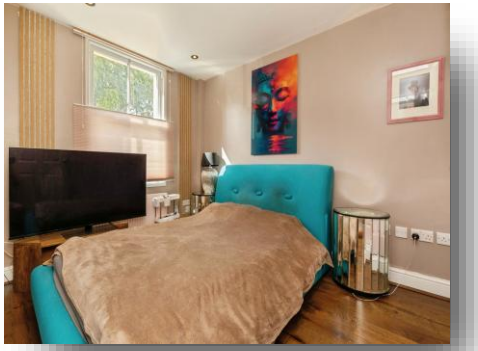
Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105349

The Property Ombudsman

Property Ref:
LAR105349 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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