



Chaucer Road Bath BA2

£1,050 per month - Available Now

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INTERNATIONAL

Beyond your expectations

Another fabulous Apartment now available within this Victorian beautifully restored detached property. Housing seven apartments conveniently located 0.5 miles from the Railway station, a perfect weekend retreat within private grounds.
Popular and peaceful location close to the city | Off Street allocated parking | Period property with contemporary features | TV, Satellite & Phone points in Bedrooms & lounge | Skyline Walks, Easy access to Railway station & City | Council Tax Band "C" | Bike Store.

Description

Another fantastic opportunity to live in the peaceful development of Esher house. First Floor two bedroom apartment located within a Victorian detached property set within private grounds including allocated private off street parking. Located in the popular and peaceful location of Poets Corner off the Bear Flat, 0.25 miles from City centre, bus stations and Bath spa railway station. Access to the Skyline walks and close to many popular restaurants and local amenities. The apartment has been completely renovated 4 years ago and is currently in the process of redecoration throughout. The property offers a perfect blend of contemporary style with period features, such as cornicing, floor to ceiling bays windows in the lounge, high ceilings. The property is heated with an economical electric

system which benefits from wet look standard radiators which can be controlled with thermostatic valves. Modern kitchen breakfast room, Bathroom plus en suite shower room. Private allocated parking space within Esher House grounds a communal garden and bike storage - Perfect for busy professionals.

Situation

Chaucer Road, Bear Flat Bath.

Furnishing

Unfurnished



img_2167



img_2174

Hamptons Bath Lettings

33 Gay Street

Bath BA1 2NT

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Energy Performance Certificate

Dwelling type: Mid-floor flat
Date of assessment: 21 July 2010
Date of certificate: 21 July 2010

Type of assessment: RdSAP, existing dwelling
Total floor area: 63 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	43	43	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

EU Directive 2002/91/EC

England & Wales

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

EU Directive 2002/91/EC

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	389 kWh/m ² per year	386 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	3.7 tonnes per year
Lighting	£56 per year	£35 per year
Heating	£593 per year	£604 per year
Hot water	£157 per year	£157 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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