



Matilda House, Bath, BA2 5FD

Offers In Excess Of £290,000

**FOR SALE**

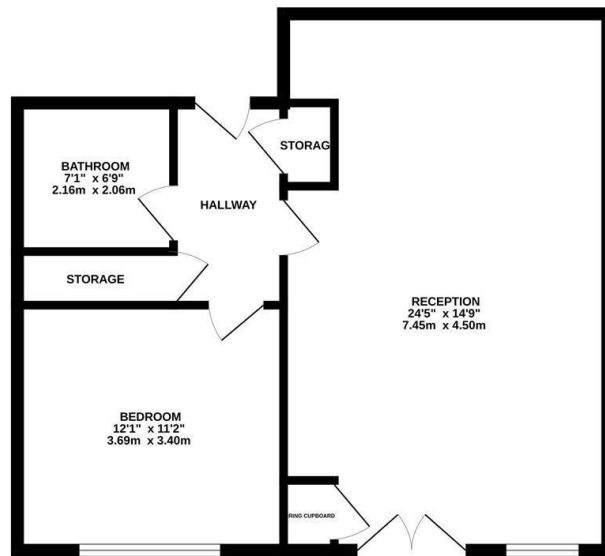


- No Chain
- Top Floor Flat
- Open Plan Kitchen Lounge Diner
- One Double Bedroom Apartment
- Modern Throughout
- Allocated Parking x1

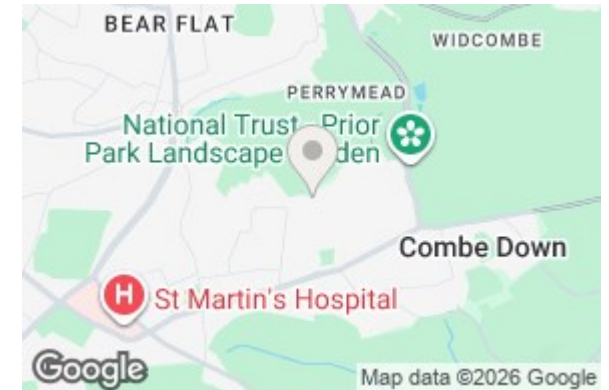
## THE PROPERTY

Beautifully presented one bedroom apartment, in the sought-after Mulberry Park development in Bath. Featuring an open-plan kitchen/living/dining area, lift access, and allocated parking, all within a vibrant community with excellent amenities and transport links.

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA - 607 sq.ft. (56.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and applicants should have used their best endeavours to ensure the accuracy of the floorplan. Made with Metropix 12/02/23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</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	