



For Sale £325,000



7 Gay Court, Batheaston, Bath BA1 7QU

Quietly situated apartment with stunning views from its rear balcony.

2 Beds | Electric heating Double glazed | Balcony | Garage and guest parking



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Apartments of this age (1968) are purpose-built for modern living and have better proportions, and more space around them, than most brand new or old buildings. The Sitting Room, Kitchen and Dining Room, enjoy a sunny aspect and relaxing on the balcony feels like being on holiday!

Property Highlights

- **Bright Living Space:** Rear living rooms filled with natural light with a sunny aspect (cooler in the front bedrooms).
- **Private Balcony:** Elevated outdoor spot to enjoy stunning panoramic views.
- **Practicality:** Includes a privately owned garage and occasional parking space for visitors and guests.

Location and Lifestyle

- **Batheaston Amenities:** A short stroll to local convenience stores, a charming village cafe, a traditional pub, and a pharmacy.
- **Commuter Convenience:** Regular bus links or a quick drive into Bath city centre.
- **Outdoor Access:** Close to canal pathway and riverside walks along the Avon and beautiful local green spaces.

Tenure & Costs

Leasehold for 999 years from 1968. Service Charge of £1,524 per year, and paid in two instalments.

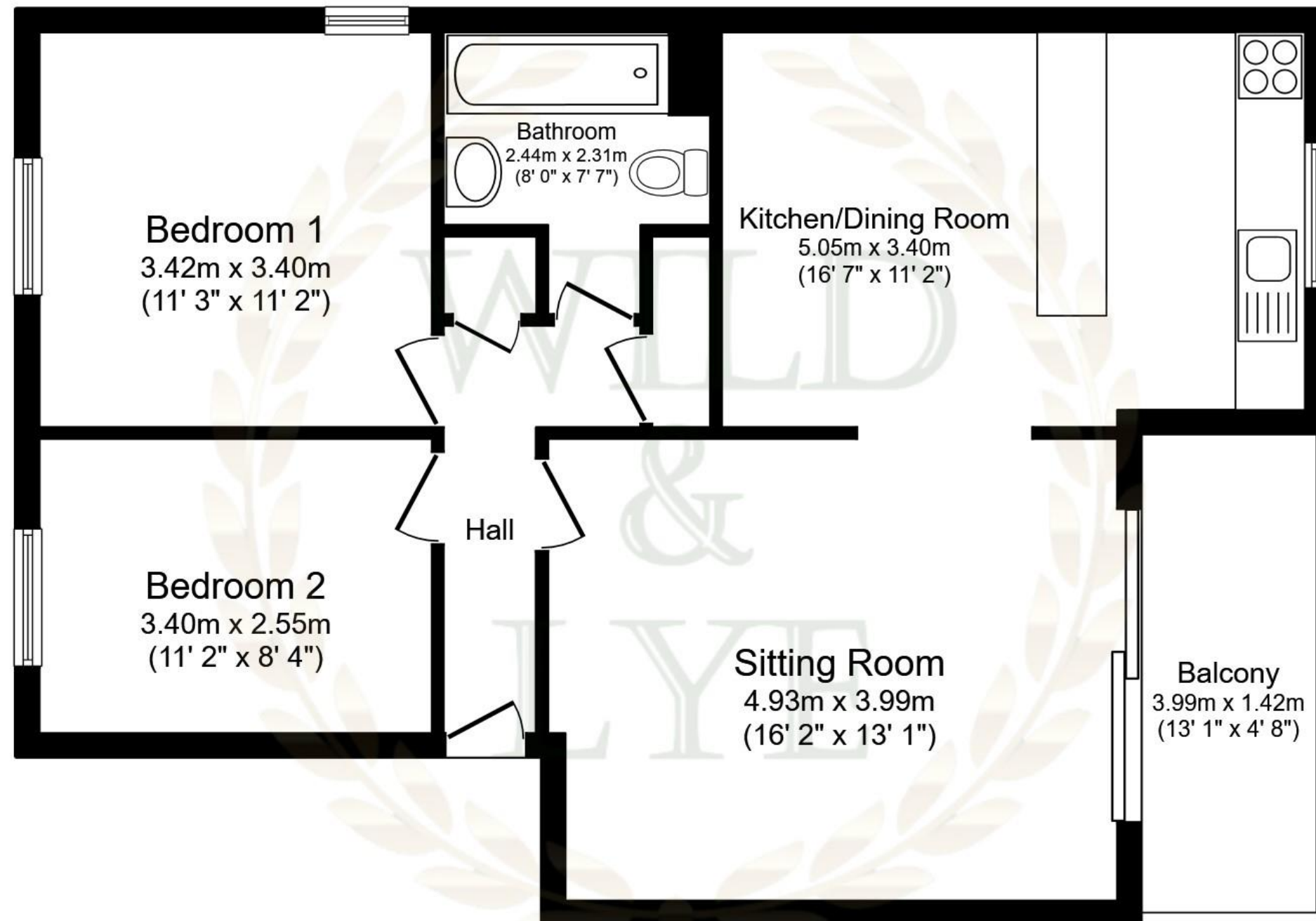
Council Tax

Band C

Arrange a viewing
01225 443322
www.wildandlye.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Total floor area: 68.9 sq.m. (742 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



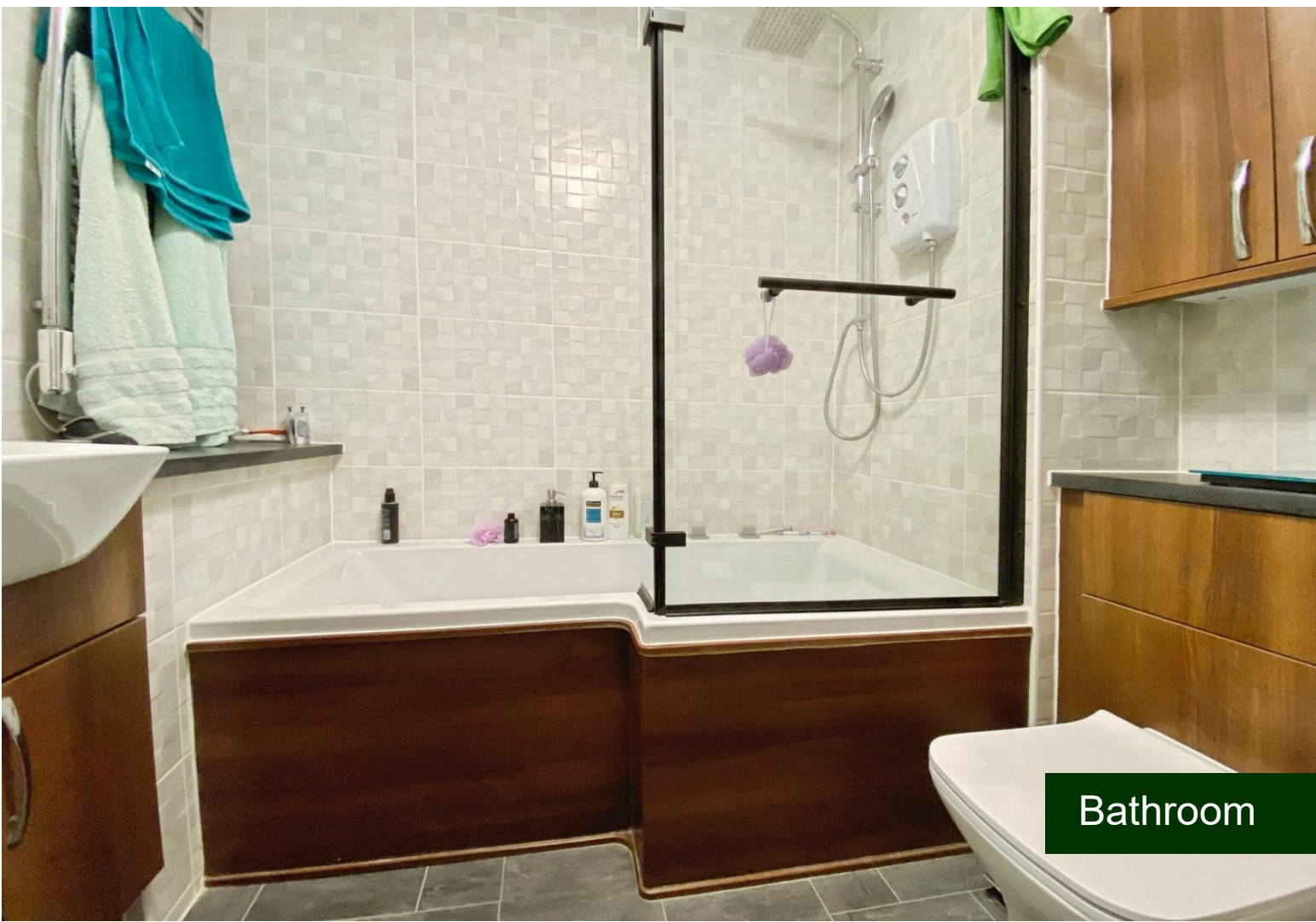
Dining Room to Kitchen



Bedroom 1



Bedroom 2



Bathroom