



£146,000

Council Tax Band: A
Energy Efficiency Rating: D

Ascension House, Bath, BA2 2HX.

An excellent opportunity has arisen for the investor/first time buyer to purchase this 4th floor, one bedroom apartment situated in a popular location within Moorfields. This vacant and no onward chain property benefits from gas heating, double glazing, great access to the city and the cycle track. An early viewing is advised. Please call 01225 463006 to arrange an internal inspection.



An excellent opportunity has arisen for the investor/first time buyer to purchase this 4th floor, one bedroom apartment situated in a popular location within Moorfields. This vacant and no onward chain property benefits from gas heating, double glazing, communal gardens and great access to the city with parking within the road and close to the cycle track. The accommodation briefly comprises:- Communal entrance hall, inner hall, lounge/diner, kitchen, bedroom, bathroom, communal gardens and parking within the close. It would be fair to suggest that the property could do with some upgrading. Early viewings are strongly advised, please call 01225 463006 to arrange your appointment.

Communal Entrance:
Entered via communal front door with intercom. Stairs rising to fourth floor with good sized storage cupboard, front door to:-

Entrance Hall:
Gas and electric meter cupboards, large airing cupboard, intercom phone, doors to:-

Lounge/Diner: 4.39m x 3.40m
Double glazed window to front aspect, double panelled radiator, door to:-

Kitchen: 2.90m x 2.49m
1 ½ drainer stainless steel sink unit with mixer tap over, range of base level and wall units, fitted cooker, cupboard housing Worcester gas combi boiler, space for

fridge, double glazed window to side aspect, cupboard ideal for washing machine etc.

Bedroom: 3.40m x 3.30m
Double bedroom with double glazed window to front aspect, fitted wardrobe.

Bathroom
White suite of panelled bath with mixer tap and shower attached, low flush WC, wash hand basin.

Parking:
Communal parking area.

Garden:
Communal gardens with mature trees and bin store.

Agents Notes:

Tenure: Leasehold
Length Of Lease: 125 years from 2007.
Ground Rent: £10 per annum
Service Charges: Approximately £1800 per annum.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahaea.co.uk

www.ahaea.co.uk

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16 Ascension House
Moorfields Road
Bath
BA2 2HX

Call now, visit us in
branch or go online to
book your viewing.

📞 01225 463006

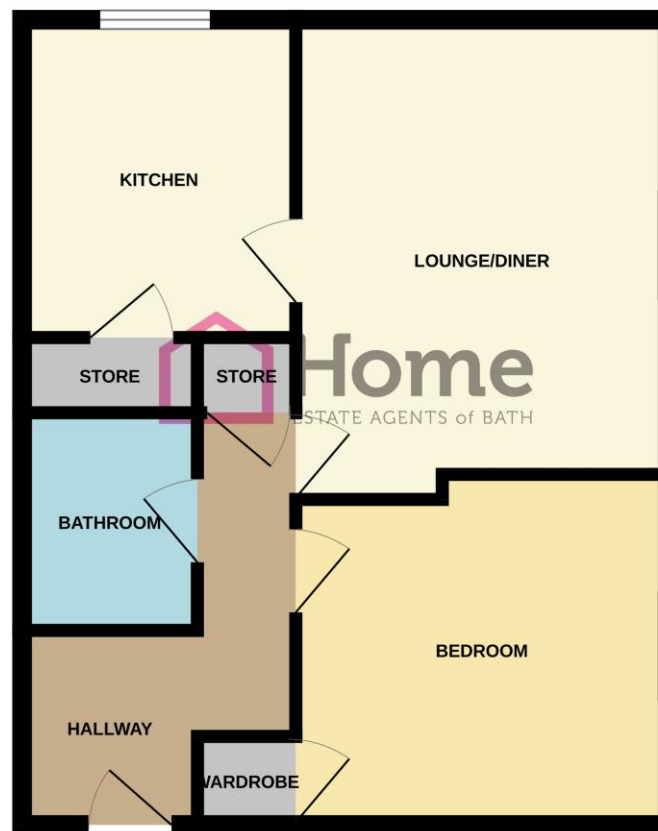
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FOURTH FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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