





### At a glance:

- Fully refurbished studio apartment
- New modern Kitchen
- Brand new shower room
- Potential Airbnb investment
- Brand new carpets
- Double glazed sash windows
- No onward chain



Situated in a fantastic location, less than 1 mile to the city centre (Southgate) and on a main bus route, we are pleased to offer this first floor studio with living area, newly fitted shower room and brand new kitchen. This fabulous property would make a great starter home or has the potential to be used as an Airbnb or rental accommodation.

Energy Efficiency Rating E.



## Full Description:

This studio is situated on the first floor of a period style building. Location is key situated in an excellent position just 1 mile from Southgate in the city centre and 0.5 mile from Moorland Road which boasts an array of shops, cafes, banks and also benefits from a range of supermarkets.

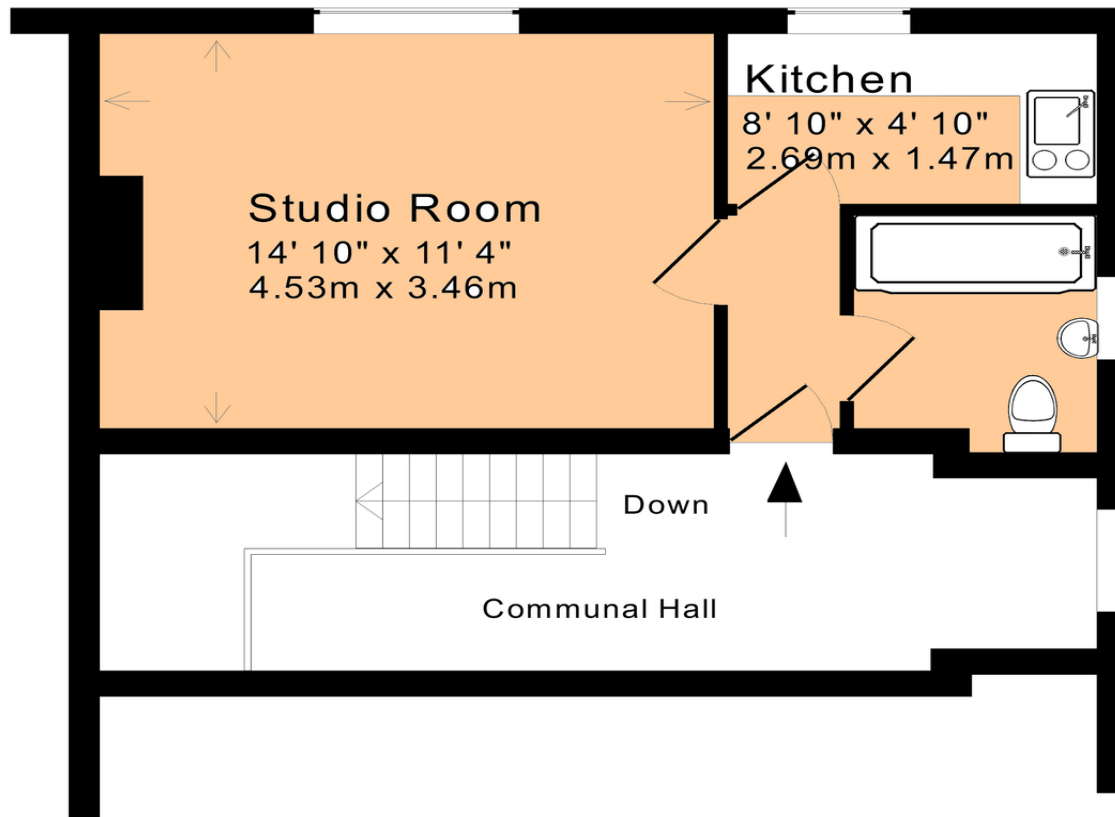
The studio opens onto a hallway which leads to an open plan sitting/bedroom area with feature fireplace. This room is a good size and offers plenty of room for a bed and sofa, the window from here looks over the communal garden.

The newly fitted kitchen include a range of floor and walled cupboards, built in oven, separate hob, sink with drainer, plumbing for dishwasher or washing machine and space for under counter fridge/freezer.

The shower room is fitted with a new modern suite, including a walk in shower, an all in one unit offering a hand basin, wc and additional storage. The room also comes with a heated towel rail.

This is a great opportunity for a first time to step onto the property ladder or as an investment purchase.





## First Floor

Approx. Gross Internal Floor Area: 280 Sq. Ft. / 26 Sq. M  
Includes Conservatories and attached Garages

**For indicative purposes only.**

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This property makes for a great location. Oldfield Park has a great community of bustling shops and cafes on the nearby Moorland Road. These include a butchers, greengrocers and hardware store. There is also plenty of choice for a coffee and cake as well as the delicious Oyster Shell Fish and Chip Shop, Panahar Indian and Moorland Social. If you want more, then a level walk into Bath City Centre. Oldfield Park has a train station making commuting to Bristol a breeze. The Two Tunnels is a great option to get out to the countryside.

### Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

### Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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