





At a glance:

- Studio apartment
- Ground floor
- Large bay window
- Modern kitchen with washer/dryer
- Perfectly located for city and Moorland Road
- Front garden
- No onward chain



Perfectly located for city and Moorland Road, ground floor studio apartment with small front garden in Lower Oldfield Park. Superbly presented and available with no onward chain.

Energy Efficiency Rating E.



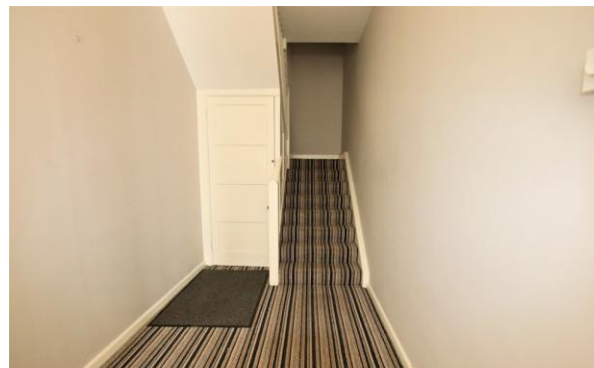
Full Description:

Perfectly ed for city or Moorland Road. This furnished spacious studio apartment is presented in superb order and offers a spacious living/bedroom area with large bay window allowing plenty of natural light, a modern kitchen with washer/dryer, under counter fridge/freezer and cooker, smart shower room with electric shower.

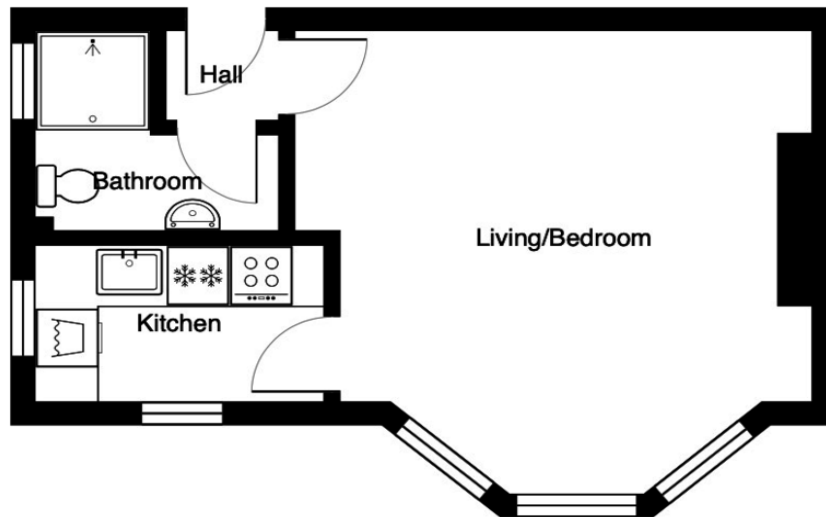
The apartment also benefits from a small low maintenance front garden and is available with no onward chain.

Just a few streets further up the hill is the popular area of Bear Flat with its cluster of local shops including a delicatessen, small supermarket, interior design shop and chemist.

There is a family pub as well as a superb restaurant called 'Menu Gordon Jones'. Further amenities can be found in the



Flat 1, 15 Lower Oldfield Park, Bath



Floor Area
Area: 29.6 m² ... 318 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

**Area includes internal and external wall thickness
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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.

nearby Moorland Road shopping area. Bath City Centre is just under a one mile walk away. This fashionable city is famous for the many cultural and leisure facilities.

Oldfield Park is ideally placed and close to all on offer which also includes the Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year. Bath Spa railway station allows access to London Paddington and the M4 (Junction 18) is approximately 10 miles distant.

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.

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