





At a glance:

- One bedroom ground floor apartment
- Communal entrance used by one other apartment
- Off road parking for two cars
- Communal grounds
- Ideal first time buy or rental investment
- Excellent bus service to city and universities
- Locked bike storage
- Grade II listed building



A ground floor apartment with communal grounds and two dedicated parking spaces on the southern slopes of Bath. Local transport and amenities are all close by and offers a great first time buy or investment.

Energy Efficiency Rating TBC.



Full Description:

A well presented one bedroom apartment, within a popular development, in a quiet cul-de-sac location.

Accommodation includes a communal entrance only shared with one other apartment making it very private. Starting inside the property you have an entrance hall, double bedroom, kitchen/living/dining room with double aspect windows, family bathroom and storage cupboards.

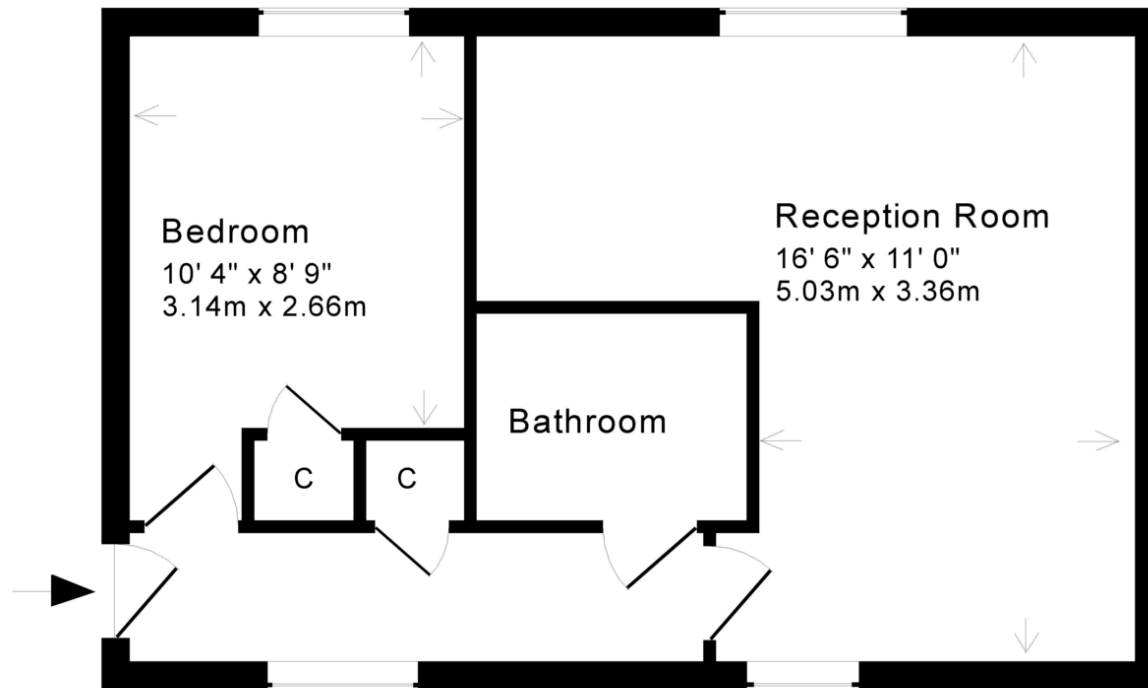
The kitchen offers all the utilities needed and is neatly tucked in the corner of the open-plan living accommodation. The bedroom is a good size with enough space for wardrobes and drawers, the room also includes a built-in storage cupboard. In the bathroom you have a paneled bath, with shower over, hand basin and WC.

Additional benefits includes double glazing throughout and two allocated parking spaces with local parks, good shops, amenities, schools and transport links in close proximity.

The Grade II listed building was converted in 2005/6 and retains much of the original early 1800s character.

This property is ideally located between both Combe Down and Odd Down villages and reaps the benefits of all the amenities they both have to offer. There is an





Approx. Gross Internal Floor Area: 445 Sq. Ft. / 41 Sq. M
Includes Conservatories and attached Garages

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abundance of local schooling from nursery level right through to primary, senior and private schools. There is a large Sainsbury's within a 5 minute walk, a Tesco Express with petrol station and further shops in both villages with Co-Ops, a Deli, Post Offices and Bakeries amongst others.

You have a variety of options with bus routes to the city and Bath universities with stops on Midford Road, Bradford Road and Wellsway within a short walking distance. The property is two miles from Bath University and the City Centre. You will also find doctors surgeries, dentists and veterinary clinics locally.

For recreation you will find Odd Down Cycle Track, Entry Hill golf course and a plethora of countryside walks within the immediate vicinity.

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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