





At a glance:

- Ground floor apartment
- Two double bedrooms
- Off street parking
- Renovated over the last couple of years
- Central location



A spacious and well proportioned, two double bedrooomed, ground floor apartment in a highly desirable and central location. The property comes with private off street parking, perfect for the city centre when parking can be so difficult.

Energy Efficiency Rating D.



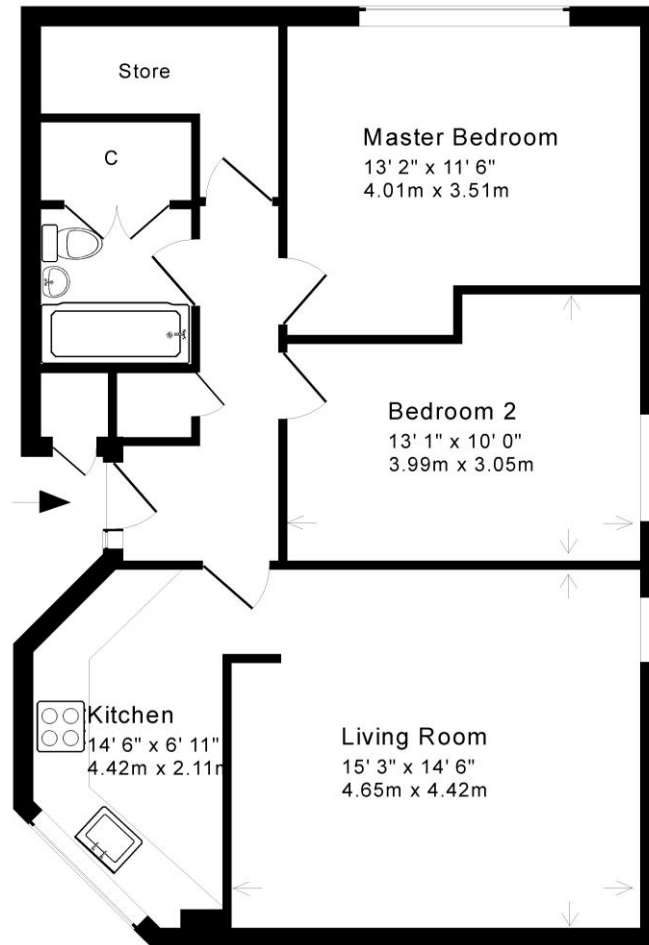
Full Description:

Entrance to the apartment is via a communal hallway with front access off the street. As you enter the ground floor apartment, you are greeted by a spacious hallway that grants access to all rooms. The large and light reception room is a great size and offers plenty of room for a sofa area as well as a dining area making the room versatile.

Adjacent the reception room is the recently renovated modern kitchen with a range of grey base level cupboards and drawers with matching wall units. Appliances include an inset ceramic electric hob, electric fan assisted oven below and stainless steel extractor fan over, plumbing for washing machine, integral dishwasher, space for fridge.

Moving down the hallway the apartment offers two good sized double bedrooms with plenty of room for wardrobes or other units. Both rooms also include large windows offering plenty of natural light.

There is an internal bathroom with panelled bath, shower over the top, hand basin and WC. Within the bathroom is a large double cupboard housing the water system as well as a vast amount of storage area. The property keeps giving with a third storage room at the end of the hallway.



Ground Floor

Approx. Gross Internal Floor Area: 725 Sq. Ft. / 67 Sq. M
Includes Conservatories and attached Garages

For indicative purposes only.

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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.

There is also a communal external storage area and separate laundry drying area to the rear of the property and a private parking area, perfect for the city living when parking can be so difficult.

The location is on the very sought after lower northern slopes of the city. One can walk into the city passing iconic buildings such as The Assembly Rooms down the pretty cobbled Bartlett Street with its charming boutiques, galleries and restaurants leading to the top of Milsom Street with its wonderful array of shops, restaurants and bars. Other landmark locations nearby include the Royal Crescent and The Circus. Bath itself offers an array of cultural and leisure amenities and is interspersed with parks and public areas. The property benefits from excellent transport links with Junction 18 of the M4 easily accessed just 10 miles north of the house. There are high-speed train services from Bath Spa Station to London Paddington (approximately 90 minutes).

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.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. sales@bathstoneproperty.com