

# £210,000

Energy Efficiency Rating: C

### Midsummer Buildings, Bath, BA1 6JH.

An excellent opportunity has arisen to purchase this most spacious 3 bedroomed, split-level maisonette situated in an elevated position with far reaching and stunning views. The benefits include electric background heating, balcony with views, large lounge/diner, off road parking and no onward chain. Internal inspection essential.



An excellent opportunity has arisen to purchase this most spacious 3 bedroomed, splitlevel maisonette situated in an elevated position with far reaching and stunning views. The benefits include electric background heating, balcony with views, large lounge/diner, off road parking, no onward chain, convenience shop close by and close proximity to further shops etc in Camden and Larkhall. The generous accommodation briefly comprises :- Communal entrance, hallway, lounge/diner, kitchen, balcony, 3 bedrooms and bathroom. separate WC and communal off road parking and gardens. An early viewing is strongly advised, please call 01225 463006 to arrange an internal viewing.

NO ONWARD CHAIN

#### **Entrance Hall:**

Entered via a double glazed front door with double glazed side panel. Stairs rising to first floor landing, night storage heater, understairs cupboard, laminate flooring, coved ceiling, archway to kitchen and partly glazed door to :-

#### Lounge/Diner: 4.92m x 4.11m

Double glazed door which leads onto a private balcony, double glazed windows to rear aspect, coved ceilings, understairs cupboard, night storage heater and laminate flooring.

#### Kitchen: 2.84m x 2.68m

Double glazed window to front aspect, range of base and wall mounted units, roll top work surfaces. Single drainer stainless steel sink unit, tiled splashbacks, electric cooker point, telephone point, space for fridge freezer, plumbing for washing machine and laminated flooring.

#### First Floor Landing:

Airing cupboard housing duel tank, coving, doors to:-

#### Bedroom: 4.94m x 2.43m

Double glazed windows to front aspect, coving and night storage heater.

#### Bedroom: 3.00m (max) x 2.98m Double glazed window to rear aspect with far reaching views. Night storage heater.

#### Bedroom: 2.42m x 2.09m

Double glazed window to rear aspect with far reaching views. Electric panel heater.

#### Bathroom:

White suite of panelled bath with electric Triton shower, pedestal wash hand basin, extractor fan, tiled walls and coving.

#### Separate WC:

White low flush WC, wash hand basin and extractor fan.

#### Parking:

Communal parking area.

#### Outside area:

Designated outside store and communal lawned areas.

#### **Agents Notes:**

Length of lease: 125 years from 2003. Ground Rent : £10 PA Service Charge: 2019/2020- £812.36 2020/2021- £817.18 2021/2022- £740.94

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

### www.ahea.co.uk

## £210,000

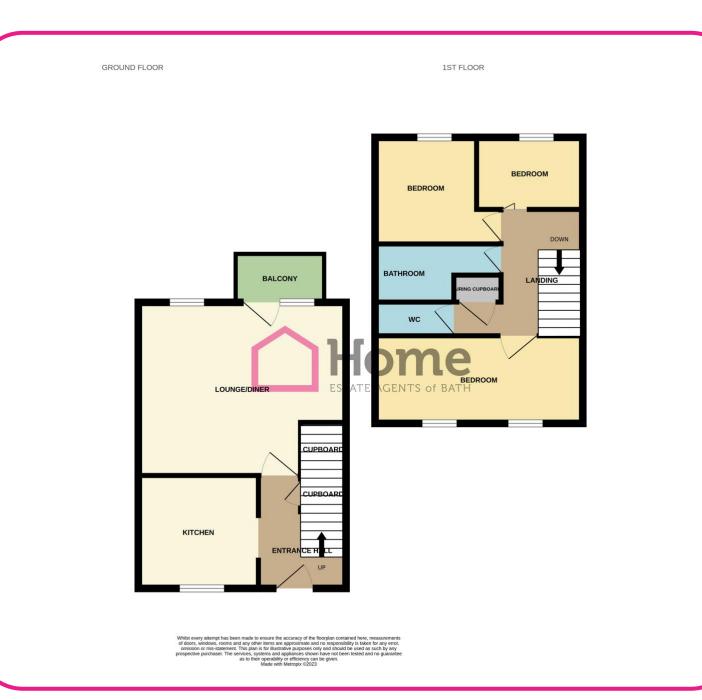
27 Midsummer Buildings Bath BA1 6JH

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



@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL





#### DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801