



£199,950

Energy Efficiency Rating: TBC

## Albany Court, Bath, BA2 1BU.

An excellent opportunity to acquire this recently upgraded, one bedroomed, purpose built ground floor apartment set in a popular location close to local amenities The property in recent years has had certain upgrades to include new gas boiler, kitchen and bathroom.

Phone 01225 463006 to arrange an internal inspection. NO ONWARD CHAIN.



An excellent opportunity to acquire this recently upgraded, one bedroomed, purpose built ground floor apartment. The property in recent years has had certain upgrades to include new gas boiler, kitchen and bathroom and offers excellent accommodation throughout. The property benefits from gas heating double glazing, designated off road parking and no onward chain. Locally and within easy walking distance is a M&S Foodhall, Lidl, Costa and Currys with great access to the city and onward to Bristol. The well maintained accommodation briefly comprises; Communal entrance hall, inner hallway, kitchen/diner/lounge, double bedroom, bathroom and parking to the rear.

An early inspection is highly recommended.

Phone 01225 463006 to arrange an internal inspection.

**NO ONWARD CHAIN.**

#### **Communal Entrance Hall**

Communal front door with intercom, door to inner hallway and front door.

#### **Entrance Hall:**

Laminate flooring, radiator, coved ceiling, intercom phone, central heating thermostat, large storage cupboard, white panelled doors to bedroom and bathroom and white panelled door to :-

#### **Lounge/Dining Room/Kitchen: 5.00m x 3.70m**

2 x double glazed windows to front aspect, laminate flooring, coving, TV and Telephone point, radiator, access to :-

#### **Kitchen Area: 2.20m x 2.10m**

Modern fully fitted kitchen with 1½ bowl stainless steel sink unit with swan neck mixer tap over, full range of base level cupboards & drawers with matching wall units, fitted work surfaces with inset 4 ring gas hob, electric fan assisted oven below and stainless steel canopy extractor hood over, 'Metro' style tiled splashbacks, plumbing for washing machine, tall unit housing fridge freezer, extractor fan, Gas boiler serving

central heating and hot water, double glazed window to side aspect, laminate flooring.

#### **Bedroom: 3.40m x 2.80m**

Laminate flooring, radiator, triple glazed window to side aspect, telephone point.

#### **Bathroom**

Recently upgraded white suite of panelled bath with mixer tap, thermostatically controlled mixer shower with large shower rose and separate shower head, low flush WC, wash hand basin with mixer tap and vanity cupboard under, tiled splashbacks, shaver socket, extractor fan, vanity light.

#### **Outside Parking:**

Allocated parking for one car to the rear.

#### **Agents Notes:**

Tenure: Leasehold

Length Of Lease: 999  
years from 2003

Service Charge:

Approximately £1100 PA

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

[www.aheda.co.uk](http://www.aheda.co.uk)

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online to book your viewing.

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Bath, BA2 3PL

 **Home**  
ESTATE AGENTS of BATH

GROUND FLOOR



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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