



£125,000

Energy Efficiency Rating: TBC

Lymore Avenue, Bath, BA2 1BA.

An excellent opportunity has arisen to purchase this compact 1 bedroom flat conversion situated in a popular location close to local amenities within Oldfield Park. Early viewings are advised. Please contact 01225 463006 to arrange a viewing.



An excellent opportunity has arisen to purchase this compact 1 bedroom flat conversion situated in a popular location close to local amenities within Oldfield Park. The property is in need of some upgrading but would make a perfect investment purchase/first time buyer. The accommodation briefly comprises :- Entrance hall, lounge/kitchen, bedroom and ensuite shower room. Amenities within Oldfield Park are closeby with local shops, takeaways and restaurants together with Oldfield Park Junior School on the doorstep. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

Entrance Hall

Entrance via wooden front door, panelled door to.

Lounge/Kitchen: 4.65m(max) x 3.37m(max)

Double glazed windows to front and side aspect, night storage heater (not tested), sink unit, base and floor level units, panelled door to.

Bedroom: 4.42m(max) x 2.18m(max)

Sash window to front aspect, laminated flooring, night storage heater (not tested), panelled door to :

Shower Room:

Shower cubicle with electric shower unit (not tested), low flush WC, wash hand basin.

Agents Notes:

Tenure: Leasehold

Length of lease:

999 years from
06/06/1975

Management Charge:

N/A

Ground Rent: N/A

Council Tax Band: A

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

www.ahca.co.uk

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Flat 4, 1 Lymore Avenue
Bath
BA2 1BA

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

 01225 463006

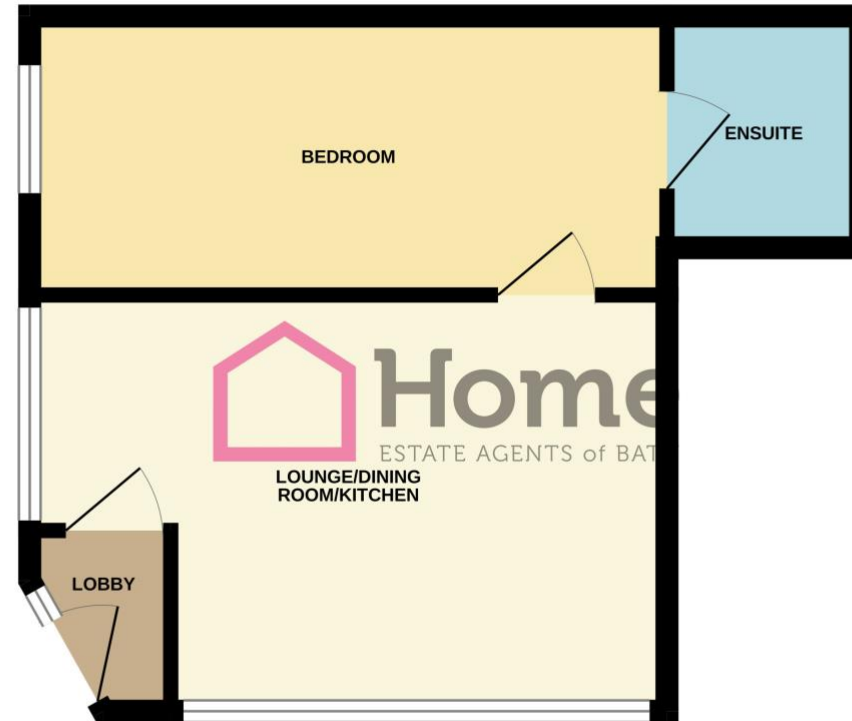
 sales@ahca.co.uk

 @at_home_bath

 @Home Estate Agents
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Bath, BA2 3PL



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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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