



Home
ESTATE AGENTS of BATH

£170,000

Shophouse Road, Bath, BA2 1EB.

Home Estate Agents are pleased to offer this modern 1 bedroomed, first floor apartment constructed approx. 10 years ago, enjoying a 999 year lease from February 2014. The property is currently let but will be vacant from 1st March 2024. Please call 01224 463006 to arrange an internal visit to this end of chain property.

Energy Efficiency Rating: TBC



Home Estate Agents are pleased to offer this modern 1 bedroomed, first floor apartment constructed over 10 years ago, enjoying a 999 year lease from February 2014. The property is currently let but will be vacant from 1st March 2024. The unusual and most interesting lay out briefly comprises: Entrance Hall, inner hallway, lounge/kitchen/diner, one double bedroom and a bathroom. The property would be ideal for both a first time buyer or for an investor. Twerton offers a full range of shops to include a bakery, convenience store together with a Costa, M&S Foodhall and Lidl close by. An early inspection is highly recommended. No onward chain.

Communal Entrance Hall

Entered via front door, stairs to main front door.

Inner Entrance Hall:

Cupboard housing hot water tank, access to:-

Lounge/Kitchen: 6.35m x 4.19m (Irregular Shape)

Open plan room with double glazed sash windows to front aspect, electric panel heater, TV point, space for dining toom table and kitchen area.

Kitchen Area

Single drainer stainless steel sink unit with range of base level and wall units fitted work surfaces, fitted oven, hob and extractor canopy, 'Subway' style tiled splashbacks, space for washing machine and fridge, LED downlights. cooker, electric cooker hood, subway tiled splashbacks, laminated floor, pleasant south facing aspect.

Bedroom: 3.13m x 2.29m

Double glazed sash window to front aspect, electric panelled heater.

Bathroom

White suite of panelled bath with mixer shower and shower screen, low flush WC, wash hand basin with vanity unit under, extractor fan, tiled splashbacks, inset down lights, electric wall heater.

Agents Notes:

Tenure: Leasehold (Share of the management company)
Length Of Lease: 999 years from 1st February 2014
£35 pcm goes into sinking fund.

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

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BA2 1EB

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

 01225 463006

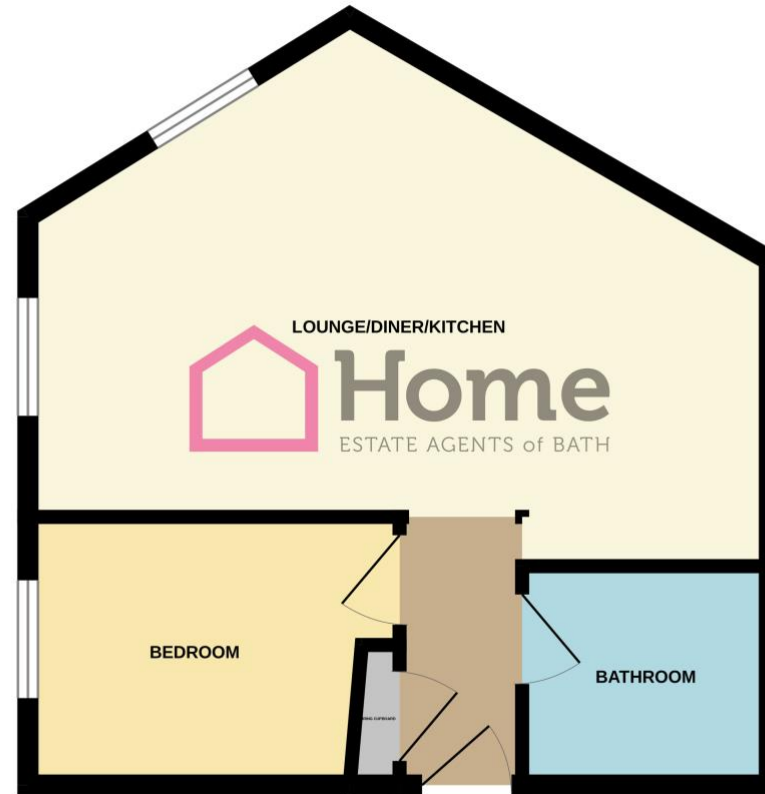
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GROUND FLOOR



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