



Home
£159,000

Englishcombe Lane, Bath, BA2 2EL.

Home Estate Agents are pleased to offer this modern one bedroom first floor apartment converted from a stone built period property and situated in an elevated and highly sought after location. The benefits include gas heating, double glazing, no onward chain and a private rear garden. Early viewings are strongly advised.

Energy Efficiency Rating: TBC



Home Estate Agents are pleased to offer this modern one bedroom first floor apartment converted from a stone built period property and situated in an elevated and highly sought after location. The benefits include gas heating, double glazing, no onward chain and a private rear garden. The property is entered via a communal entrance hall and briefly comprises:- Entrance hall, lounge/kitchen, double bedroom with fitted wardrobe and bathroom. To the rear a short pathway leading to the secluded private south facing garden which is laid mainly to lawn with borders and shrubs and designated off road parking for one car to the front. As well as there being the 'Rejuvenate' Gym, Coffee shop and a hairdresser within close proximity, the cycle path is also nearby. There are good shops and cafés at Moorland Road as well as Bear Flat. The property offers good access to the City Centre as well as transport links to the Universities. Early viewings are strongly advised. To view this fantastic property, please call 01225 463006. CHAIN FREE.

Communal Entrance Hall

Front door with intercom, stairs and access to:-

Entrance Hall:

Radiator, consumer unit, intercom phone, white panelled doors to :-

Lounge/Kitchen: 4.79m x 2.95m(L Shaped)

Double glazed window to rear aspect, enjoying views over gardens, radiator, TV point, fitted shelving.

Kitchen Area:

Modern fitted kitchen with single drainer stainless steel sink unit with mixer tap over, range of base level cupboards and drawers with matching wall units & matching upstands, fitted work surfaces, inset 4 ring gas hob with stainless steel canopy extractor hood over, electric fan assisted electric over below, plumbing for washing machine.

Bedroom: 3.24m x 2.84m

Double glazed window to rear aspect, radiator, TV point, cupboard housing Vaillant gas combi boiler, shelving and hanging rail, access to the loft.

Bathroom

White suite of panelled bath with mixer shower over, low flush WC, wash hand basin, extractor fan, radiator, tiled splashbacks.

Parking:

Designated parking space for one car.

Rear Garden:

Enclosed rear garden, private to the flat with lawned area and mature raised beds and border.

Agents Notes:

Tenure: Leasehold

Length of Lease: 125 years from 2010

Service/Management Charge: £35pm

Ground Rent: £175pa

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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Flat 4, 147

Englishcombe Lane

Bath

BA2 2EL

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

01225 463006

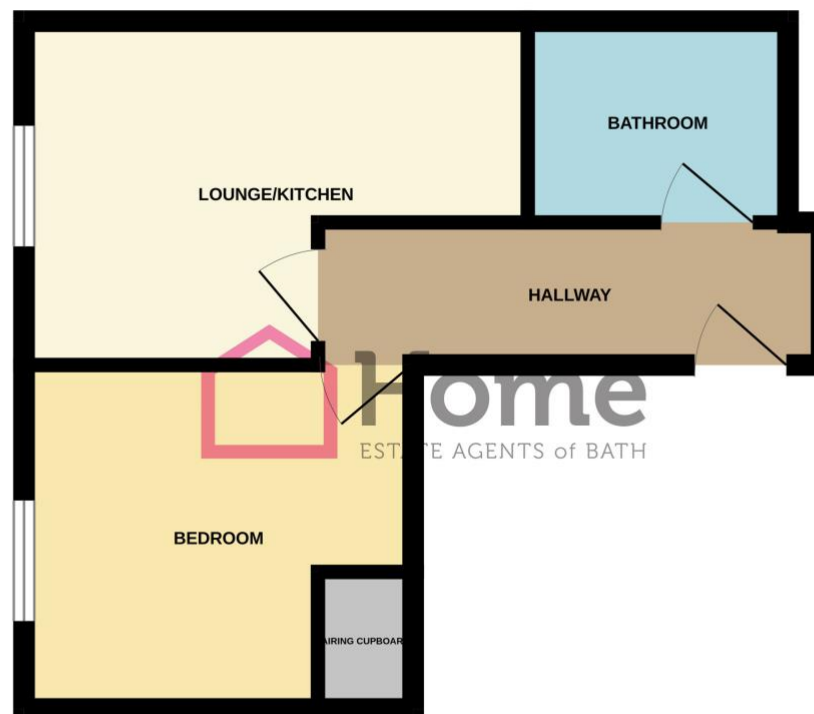
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GROUND FLOOR



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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