



£230,000

## Livingstone Road, Bath, BA2 3PH

ATTENTION INVESTORS. A rare opportunity has arisen for the investor buyer to purchase this tucked away 1 bedroomed first floor flat situated in the heart of Oldfield Park. The benefits include gas heating, double glazing and close to all local amenities. Early viewings are strongly advised for this property.

Energy Efficiency Rating: C



### **Attention Investors:**

A rare opportunity has arisen for the investor buyer to purchase this tucked away 1 bedroomed first floor flat situated in the heart of Oldfield Park. The benefits include, modern kitchen and shower room, double glazing and gas central heating. The current tenancy raises a gross rent pcm of £850. The good sized accommodation briefly comprises: Entrance hall, lounge/diner, kitchen/breakfast room, double bedroom and shower room. There is great access to the local facilities of Moorland Road as well as the Oldfield Park Train Station. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

### **Communal Entrance:**

With Stairs and front door to:-

### **Entrance Hall:**

Entered via front door, radiator, doors to :-

### **Lounge/Diner: 4.31m(max) x 3.24m(max)**

'L' shaped lounge with double glazed window to side aspect, double panelled radiator, TV point.

### **Kitchen/Breakfast Room: 3.30m x 2.41m**

Single drainer stainless steel sink unit with range of base level and wall units, fitted oven, hob extractor, fitted work surfaces. Vaillant gas combi boiler, tiled splashbacks, double glazed window to front aspect, radiator, fitted breakfast bar, plumbing for washing machine.

### **Bedroom: 3.30m x 2.74m**

Double glazed window to side aspect, radiator.

### **Shower Room: 1.64m x 1.32m**

Shower cubicle with tray and Mira mixer shower, low flush WC, wash hand basin, light and shaver socket, radiator, extractor fan, double glazed window to front aspect.

### **Agents Notes:**

Tenure: Leasehold

Length Of Lease: 999 years

Service/Maintenance Charges: TBC

### **Disclaimer**

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*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

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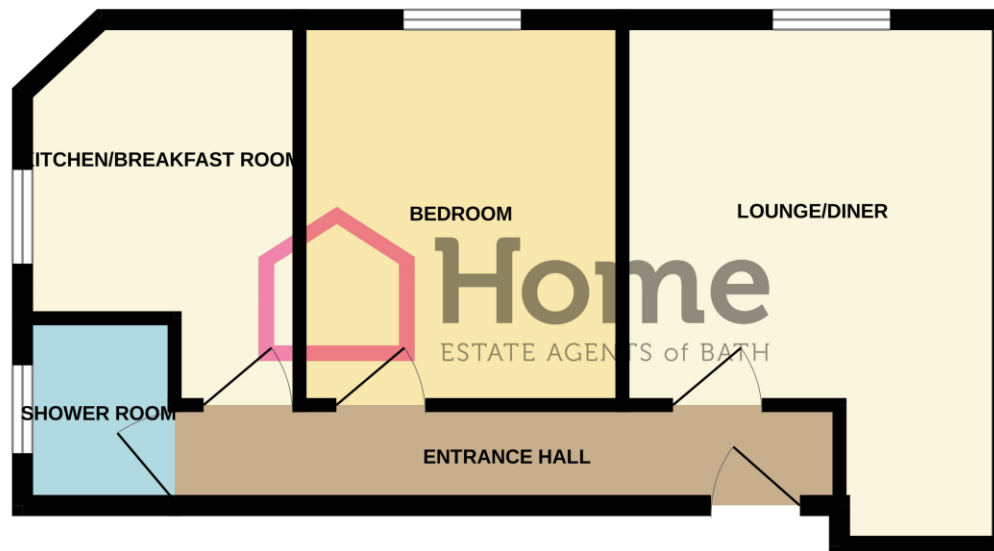
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branch or go online to  
book your viewing.

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