



£175,000

## Ballance Street, Bath, BA1 2PR.

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Energy Efficiency Rating: TBC





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#### **Entrance Hall:**

Part double glazed door to side aspect, large built-in cupboard, further cupboard containing immersion tank, decorative wall, laminate flooring.

#### **Lobby:**

Useful storage area, built in cupboard containing fuse box and electric meter, laminate flooring.

#### **Lounge: 4.59m(max) x 3.06m(max)**

2X UPVC double glazing windows to rear aspect, radiator, decorative wall, spectacular views across the city.

#### **Kitchen/Dining Room: 4.58m(max) x 3.54m(mx)**

UPVC double glazed window to rear aspect, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap,

integrated electric hob, cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks, built in bar, built in cupboard containing meter box, shelving, spectacular views across the city.

#### **Bedroom: 3.97m x 2.49m**

2X UPVC double glazed windows to rear aspect, radiator, spectacular views towards Lansdown Road.

#### **Bathroom:**

Radiator, wash basin within vanity unit, panelled bath with electric Triton shower over, WC, wall tiles, floor tiles.

#### **Agents Notes:**

Tenure: Leasehold  
Length Of Lease: 125 Years from 2001  
Service/Management Charges: £1500 PA (£120PCM)  
Next couple of years £3700 PA, 2024-2025,2025-2026 this is for the communal areas and windows.  
Ground Rent: £10 PA, this can be paid monthly.

*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)*

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

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Bath  
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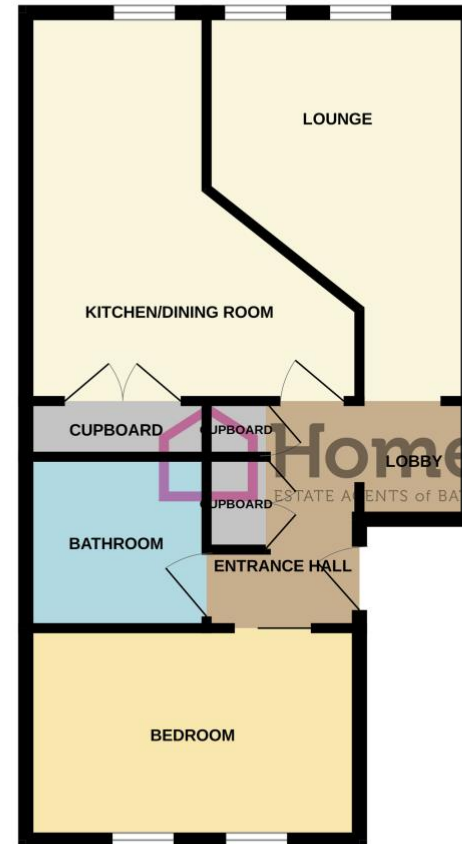
 sales@ahc.co.uk

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 @Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL



GROUND FLOOR



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