



6 Columbus House

Trosachs Drive, Bathwick, Bath, BA2 6RP

Asking Price Of £795,000

Property Summary



With no onward chain this is a very rare opportunity to acquire this 3-bedroom, 2-bathroom apartment forming part of this beautiful, majestic mansion originally built in 1846 and extended by Future Heritage in 1999, further complimenting the grandeur of the original house. This hidden gem is indeed in a highly desirable area of Bath, this location is extremely sought after due to its tranquil settings and the proximity of the town centre. The house is within the Green belt and in an area of outstanding Natural Beauty.

Tenure: Leasehold (970 years remaining on a 999 year lease)

Council Tax band: G

EPC Rating: 80 - 81

Service Charges 2024 - £5350

Ground Rent: N/A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Fabulous Location
- Private off street parking
- Beautiful Landscaped Gardens
- Gas central heating
- Double Glazed

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements