

property details **approval form**

Flat 3 Chilton Court, Tynning Lane, Bath, Avon, England, BA1 6EQ

Date: 11 March 2026

Property Ref and Version: LAR105468 - 0006

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA

T 01225 482244 **E** BathLarkhall@allenandharris.co.uk

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>> **price**

£290,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1981.

>> **key features**

- > Contemporary Ground Floor Living
- > Stunning Elevated Views Over Bath City Towards Solsbury Hill
- > Chain Free Sale
- > Vibrant Local Amenities - Health Centre Across The Road
- > Commuter Friendly - Easy access to M4 for London & Bristol
- > Two Good Size Bedrooms, Fitted Kitchen & Bathroom
- > Garage located in a block
- > Early Viewing Highly Advised
- > EPC Rating: C

>> **short description**

Situated in Fairfield Park area of Bath, this wonderful ground floor apartment is being offered for sale with No Onward Chain. Excellent size throughout, with an added benefit of having a garage, essential viewing for 2026!

>> **long description**

Nestled in the elevated and highly sought after enclave of Fairfield Park, this modern two bedroom ground floor apartment offers a perfect blend of cool living and practical convenience, with a bonus of having a garage to the rear of the property. Situated just North of the city centre, the property's location benefits from tranquil 'Village like' atmosphere of the area while remaining within easy reach of Bath's historic heart.

*Prime Position - Located in Fairfield Park, community-focused neighbourhood, independent & family friendly.

*Connectivity - Excellent bus links, M4 easy access without crossing the city, Bath Spa Train Station approx 1 mile away

*Local Amenities - Walking distance to...Health Centre, local pubs & local shops at Larkhall

Appealing To - First time buyers, retired or retiring, professional couples, downsizers & Buy To Let Customers

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>> **directions**

>> **Agent Note**

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>> **room description**

~~Open plan Living Area~~

22' 6" x 10' 8" (6.86m x 3.25m)

Bedroom One

10' 3" x 13' (3.12m x 3.96m)

Bedroom Two

12' 4" x 6' 7" (3.76m x 2.01m)

Bathroom

9' 11" x 6' 10" (3.02m x 2.08m)

Garage

In a block.

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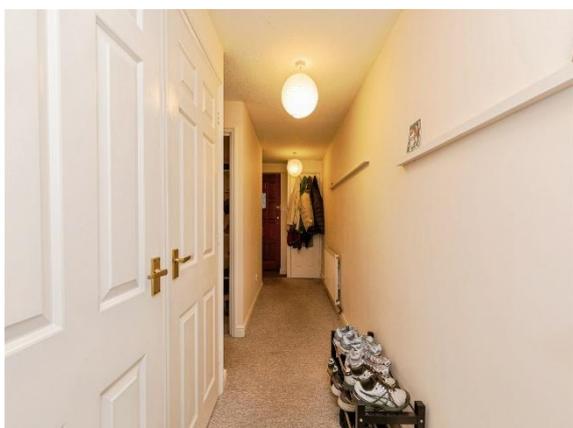
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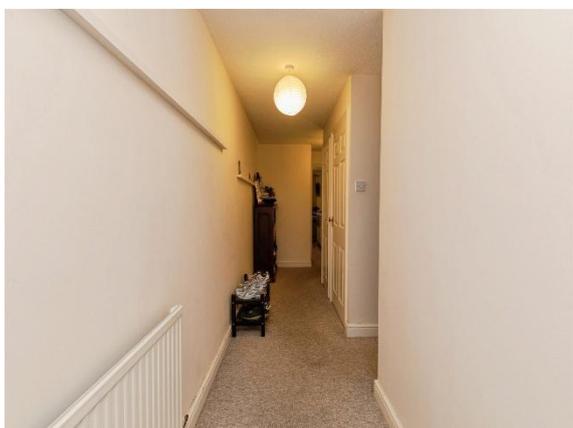
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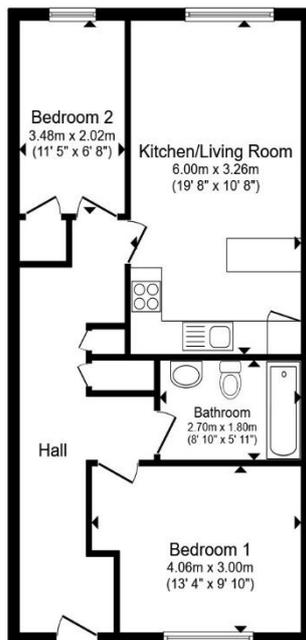
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>> floor plan



Total floor area 59.2 m² (637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

| | Signature | Date |
|------------------------|-----------|------|
| Noel Offer | | |
| Mr & Mrs P. & L. Hirst | | |

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