



## The Garden Flat 2 Winifred's Dale Cavendish Road Bath BA1 2UD

A beautifully presented, 2 double bedroom, Grade II listed Garden Apartment, adjacent to the Approach Golf Course, with own entrance, private parking and good sized storage vault

Entrance hall | Kitchen | Sitting/dining room | 2 bedrooms (1 en suite) | Study area  
Bathroom | Separate utility room vault | Garden | Parking space





## Location

Close to the City Centre of Bath, 2 Winifred's Dale is a hidden gem, in a wonderful, quiet location, overlooking the Approach Golf Course.

The apartment is in an imposing, iconic, semi-detached, Grade II listed Regency property, which has its own parking.

Close by is St James's Square, where a number of local shops can be found, including a delicatessen, chemist, wine bar, newsagents and organic greengrocers.

The City Centre is within an easy 10 minute walk and provides a full range of independent and retail outlets, together with a fine selection of excellent cultural activities at the newly extended Holburne Museum, the Thermae Spa and the Theatre Royal. World class sporting facilities are available at Bath University and at Bath Rugby and Cricket Clubs.

## Description

The Garden Flat at 2 Winifred's Dale is a beautifully presented, recently refurbished, garden apartment with its own private entrance.

The apartment is arranged over one floor and has a light and airy entrance hallway. There is a spacious double aspect sitting/dining room at the front, cleverly arranged kitchen and two bedrooms, one with an en-suite shower room. In addition, there is an inviting family bathroom.

## Outside

The apartment has its own gate and private garden to the side, with beautiful shrubs and plenty of space for relaxing or al fresco dining.

There is a good sized vault which as well as providing storage for bikes, walking kit, second freezers, etc also provides a utility space for the boiler, water softener and washing machines.

Off-street parking is provided for one car, with additional residents and free parking available immediately outside.

## General Information

Mains services connected.

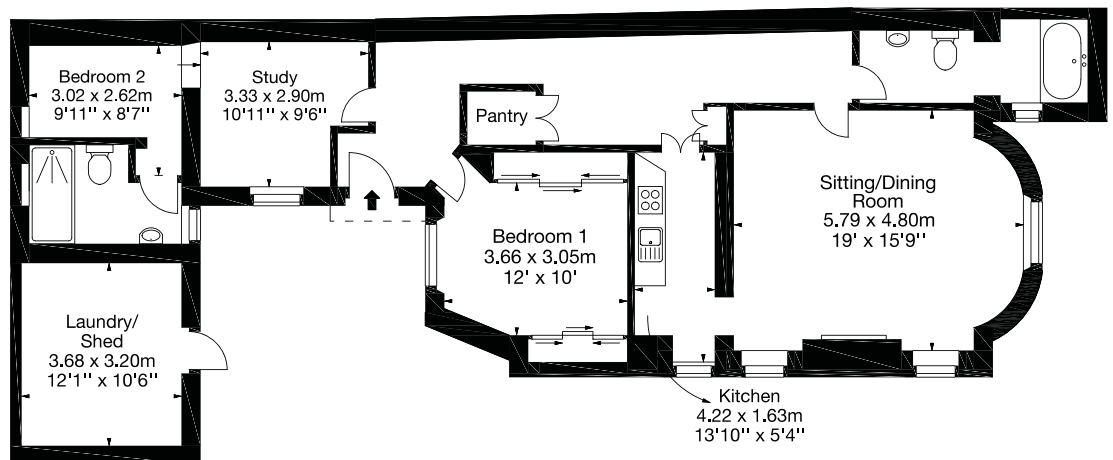
Bath and North East Somerset Council. Council Tax Band D.

The property is self-managed by a 'residents company' which also owns the freehold. One owner is entitled to become a Director of the managing company.

The service charge is £90.00 per month and there is a 'sinking fund'.



The Garden Flat,  
2 Winifred's Dale,  
Cavendish Road,  
Bath, BA1 2UD  
Approx. Gross Internal Area  
1232 Sq Ft - 114 Sq M



The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor. Nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires, or light fittings or any other fixtures not expressly included form part of the property offered for sale. Items shown in photographs are NOT included within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to verify the information. All property offered subject to being unsold.

01225 789333  
[www.crispcowley.co.uk](http://www.crispcowley.co.uk)

Ralph Allen's Town House,  
York Street, Bath BA1 1NQ

