



69b Stirlingale Road, Bath, BA2 2NG.



At a glance...

- A brand new first floor studio apartment
- Light and airy accommodation
- Open plan living space
- Separate bedroomed area
- Gas central heating
- Distant views of Bath
- 10 year NHBC

Price £190,000



The property

A 'brand new' first floor studio apartment equipped with gas central heating.

With light and airy accommodation the apartment has open plan living/kitchen space. The kitchen area has high gloss white units including cupboards, drawers and wall cabinets. Integrated appliances include an oven, hob and washer/dryer.

There is a 'neat' divide separating the main living area from the bedroom area. Tucked away behind the divide is an ideal space for a wardrobe or storage.



An attractive shower room includes a large shower cubicle, wash basin and close coupled WC.

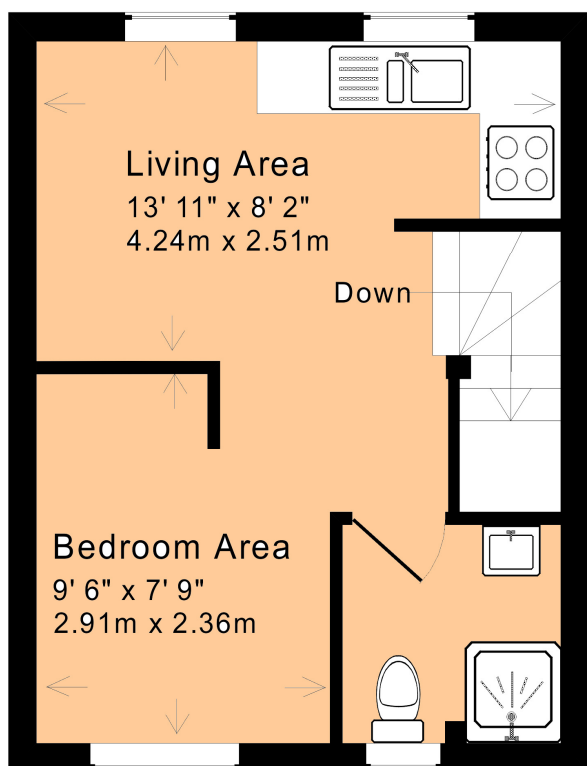
Location

Stirtingale Road is a popular family location within reach of excellent local amenities including Bear Flat, Moorland Road shopping parade and the nearby Tesco Express.

Nearby Englishcombe Lane offers superb road access to Bristol and Bath and also connects well with roads to Somerset towns and villages. There is a frequent bus service to the City.

How to get there

Leave Bath on the A367 Wells Road/Wellsway, on arriving at Bear Flat turn right into Bloomfield Road. Then take the third turning on the right into Englishcombe Lane and proceed for approximately $\frac{3}{4}$ mile and turn left onto Stirtingale Road. The property can then be found towards the end of the road on the left-hand side.



First Floor

Approx. Gross Internal Floor Area: 255 Sq. Ft. / 24 Sq. M
Includes Conservatories and attached Garages

For indicative purposes only.

1 Hayes Place, Bear Flat, Bath BA2 4QW

Tel: (01225) 422 224

E-mail: homes@mark-naylor.com

Measurements - All dimensions are approximate. **Fixtures, Fittings & Appliances** - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. **Internal Photographs** - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation. **Drawings/Sketches/Floor Plans** - For general guidance only and is not to scale. **General Disclaimer** - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These Sales Particulars do not constitute a contract or part of a contract.

