

SALES

01225 471 144

LETTINGS

01225 303 870

[sales@theapartmentcompany.co.uk](mailto:sales@theapartmentcompany.co.uk)  
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[www.theapartmentcompany.co.uk](http://www.theapartmentcompany.co.uk)



## THE APARTMENT COMPANY®



### London Street One bedroom city apartment in Bath

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The Apartment Company are delighted to bring to the market this fabulous one bedroom city apartment. Situated on London Street, it is only just a short walk from the city centre, shops, restaurants and the train station. The apartment comprises; open plan kitchen/sitting room, double bedroom and bathroom. This property is bound to generate high levels of interest as it would be perfect for an investment, home or a city pad. Early viewing is highly recommended.

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£170,000 - £190,000

# Central living perfect for a home or investment

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City apartment | One bedroom | Open plan kitchen/sitting room | Close to city centre and local amenities | Second floor | Approx. 343 Sq. ft

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## HALLWAY

Entry phone. Spotlighting. Fire alarm. Smoke detector. Fuse box.

## KITCHEN/SITTING ROOM

**17' 3" x 12' 4" (5.26m x 3.76m)**

Open plan kitchen/sitting room with sash window to side elevation. Fully fitted cream high gloss kitchen with wall and base cabinets. Space for oven and washing machine. Stainless steel extractor fan. Stainless steel sink with mixer tap and draining board. Tiled splash back. Spotlighting. Wall mounted radiator. TV point. Space for dining.

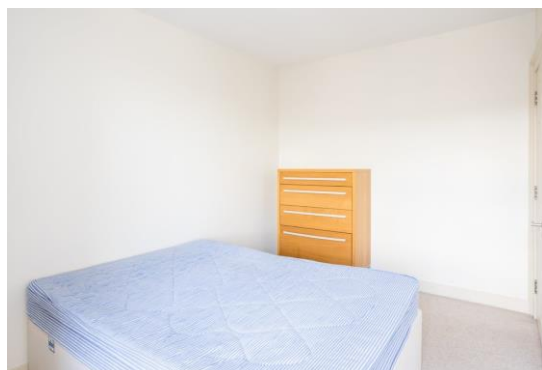
## BEDROOM

**12' 5" x 8' 11" (3.78m x 2.72m)**

Double sash window to side elevation with secondary glazing. Built in cupboard housing valiant combi boiler.

## BATHROOM

Wet room with shower and glass splash back. Wash hand basin with mixer tap and mirror above. Low level WC. Chrome heated towel rail. Tiled throughout. Spotlighting. Extractor fan.





#### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Years Remaining: NA  
 Management Company: HML Chilton  
 Service Charge: £163 per month  
 Ground Rent: £25 per annum  
 Council Tax Band: A  
 Local Authority: BANES

#### VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company  
 4 Queen Street  
 Bath  
 BA1 1HE

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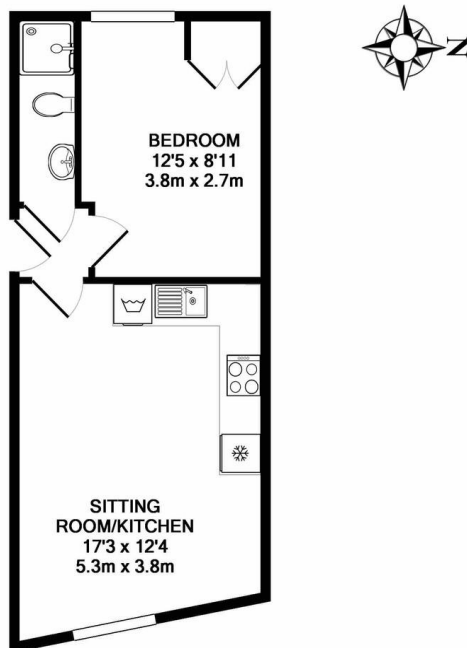
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THE APARTMENT  
COMPANY®



TOTAL APPROX. FLOOR AREA 343 SQ.FT. (31.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## THINKING OF SELLING YOUR PROPERTY?

Give our sales team a call today  
on 01225 471 144



## London Street

London Street, Bath, BA1 5BU

We take every care in preparing our sales details, they are produced in good faith but do not form any part of any contract. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc; you must satisfy yourself that they operate correctly. Room sizes are approximate; they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating some distance to view the property.

