



**Flat 2, 15A Livingstone Road, Oldfield Park,
Bath, BA2 3PQ**

Guide Price £150,000

An immensely well placed modern studio apartment that you can just 'lock up' and leave. Located just off Moorland Road and currently let on an Assured Shorthold Tenancy offering a 6.6% return (£825pcm) until July 2019. This second floor apartment offers; Ensuite bedroom and fitted kitchen/breakfast room. The property was totally overhauled and renovated just under 3 years ago so is modern, fresh inside and benefits from gas central heating and double glazing. Call to arrange a viewing.

- One double bedroom 'Lock Up' investment
- 6.6% gross yield
- Popular location
- Modern fittings & decor
- Fitted kitchen/reception



Property Description

SUMMARY An immensely well placed modern studio apartment that you can just 'lock up' and leave. Located just off Moorland Road and currently let on an Assured Shorthold Tenancy offering a 6.6% return (£825pcm) until July 2019. This second floor apartment offers; Ensuite bedroom and fitted kitchen/breakfast room. The property was totally overhauled and renovated just under 3 years ago so is modern, fresh inside and benefits from gas central heating and double glazing. Call to arrange a viewing.

COMMUNIAL ENTRANCE With upvc door leading in and bell to both flats. Inset floor mat and stairs to first floor & second floor.

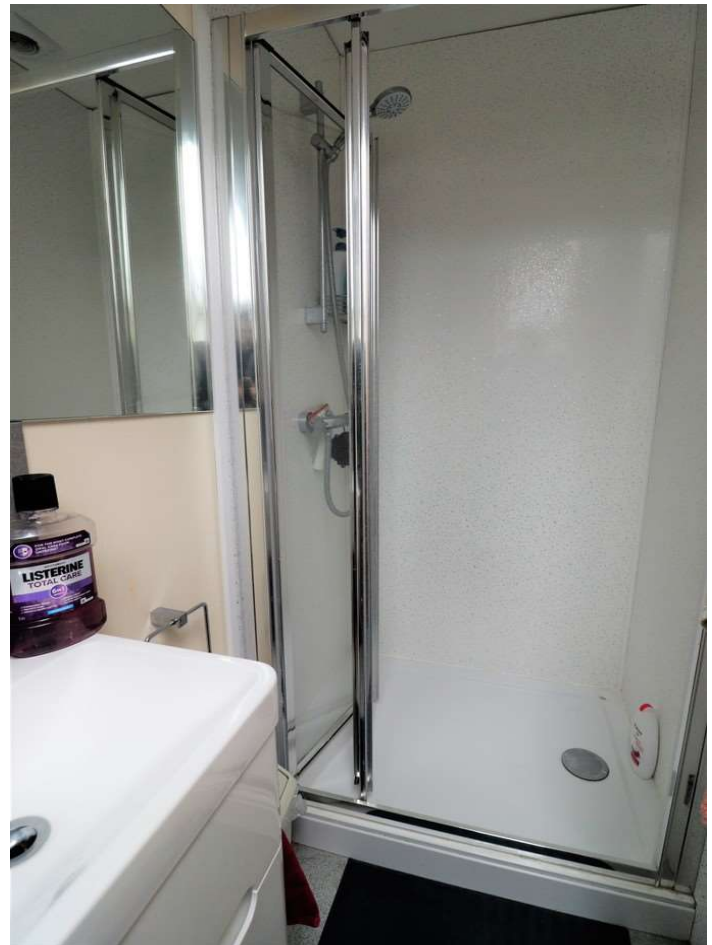
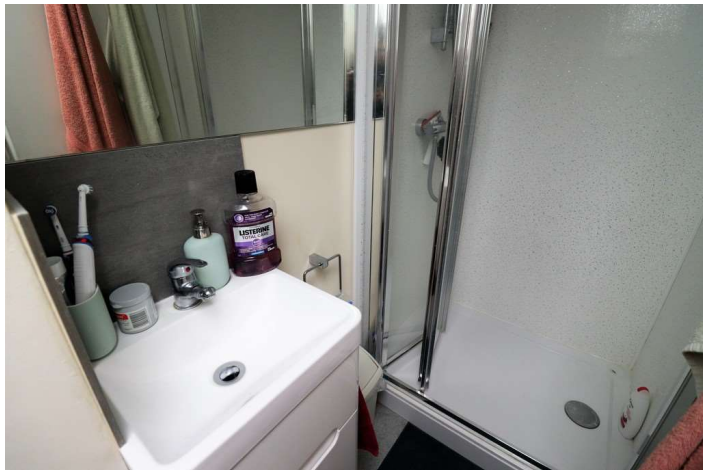
ENTRANCE HALL Door from the communal landing leading in. Door into the bedroom and kitchen/living room,

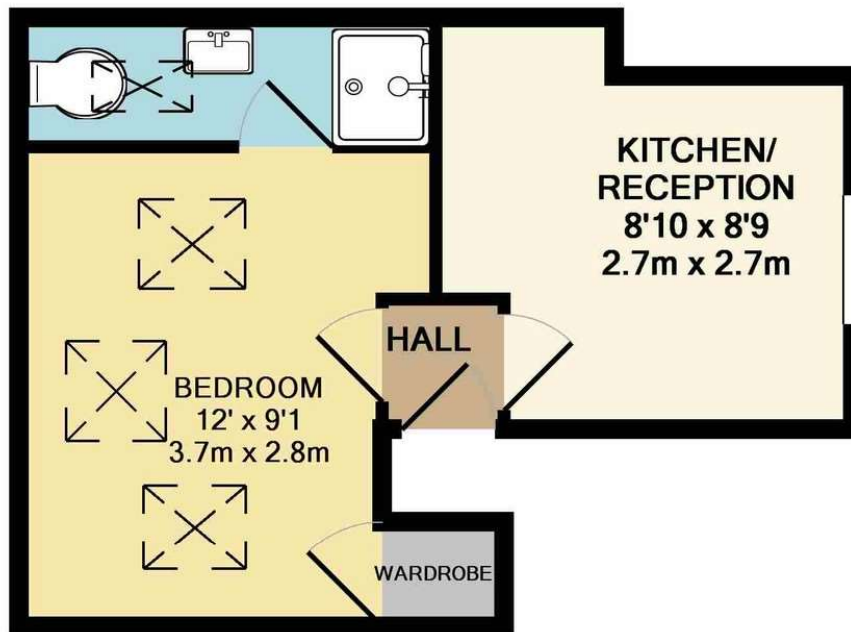
KITCHEN / RECEPTION ROOM Modern fitted kitchen comprising of a range of matching wall and base units. Roll top laminate work surface with inset stainless steel sink unit and drainer. Inset four ring electric hob with oven under and extractor over. integrated washing machine. Laminate upstand continuing around the worktop. Laminate flooring, upvc window to the rear and radiator.

MASTER BEDROOM x3 Velux windows to the front, radiator, built in wardrobe, desk area and door into ensuite.

SHOWER ROOM Modern shower room with thermostatic shower in cubicle. Low level WC and vanity unit. Panelled walls, tiled sink splash back and inset mirror, extractor fan, velux window and linoleum flooring.

TENURE DETAILS We are advised that a new 999 year lease is currently being drawn up. There will not be any ground rent. Buildings insurance & any maintenance will be split between the three units (x2 flats & x1 shop).





TOTAL APPROX. FLOOR AREA 259 SQ.FT. (24.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Contact Details

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Tenure

Leasehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

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