

SALES

01225 471 144

LETTINGS

01225 303 870

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## THE APARTMENT COMPANY®



### ***Horstmann Close*** Ground floor two-bedroom apartment

The Apartment Company are delighted to bring to the market this two-bedroom apartment located ideally for a level walk into the city centre as well as having great transport links nearby. The apartment comprises, spacious sitting room with space for dining, fully fitted kitchen, master bedroom with ensuite, second bedroom, bathroom and a spacious storage cupboard. The property benefits from a private parking space, bike storage as well as beautiful communal gardens. This apartment is not one to miss so early viewing is recommended.

£300,000 to £330,000

# Communal gardens and private parking

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[Ground floor apartment](#) | [Two double bedrooms](#) | [Two bathrooms](#) | [Private parking](#) | [Communal gardens](#) | [Level walk into city centre](#) | [Bus links](#)

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## SITTING ROOM

**15'10" x 12'10" (4.8m x 3.9)**

Three south facing windows to front elevation. Wall mounted radiator. TV point. Ceiling light.

## KITCHEN

**11'6" x 5'6" (3.5m x 1.7m)**

South facing sash window to front elevation. Cream wall and base cabinets. Fridge/freezer. Integrated washing machine, oven, slim line dishwasher, four ring electric hob and extractor fan over. 1.5 stainless steel sink with mixer tap and draining board. Tiled throughout. Wall mounted radiator. Ceiling light. Smoke detector.

## MASTER BEDROOM

**14'10" x 9'3" (4.5m x 2.8m)**

Sash window to rear elevation. Wall mounted radiator. Ceiling light. Built in storage cupboard with hanging space and shelf above.

## ENSUITE

Frosted sash window to side elevation. Shower with glass door. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Tiled throughout. Shaving point. Extractor fan. Ceiling light.

## BEDROOM

**10'5" x 9'10" (3.2m x 3m)**

Sash Window to rear elevation. Wall mounted radiator. Ceiling light.

## BATHROOM

Panelled bath with shower head. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Tiled throughout. Ceiling light. Extractor fan.

## STORAGE

Fuse box. Large space.

## HALLWAY

Entry phone. Wall mounted radiator. Alarm system. Smoke detector. Thermostat.





#### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Years Remaining: 999 years from January 2002  
 Management Company: First Port  
 Service Charge: £1800 per annum  
 Ground Rent: £150 per annum  
 Council Tax Band: D  
 Local Authority: Bath and North East Somerset

#### VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company  
 4 Queen Street  
 Bath  
 BA1 1HE

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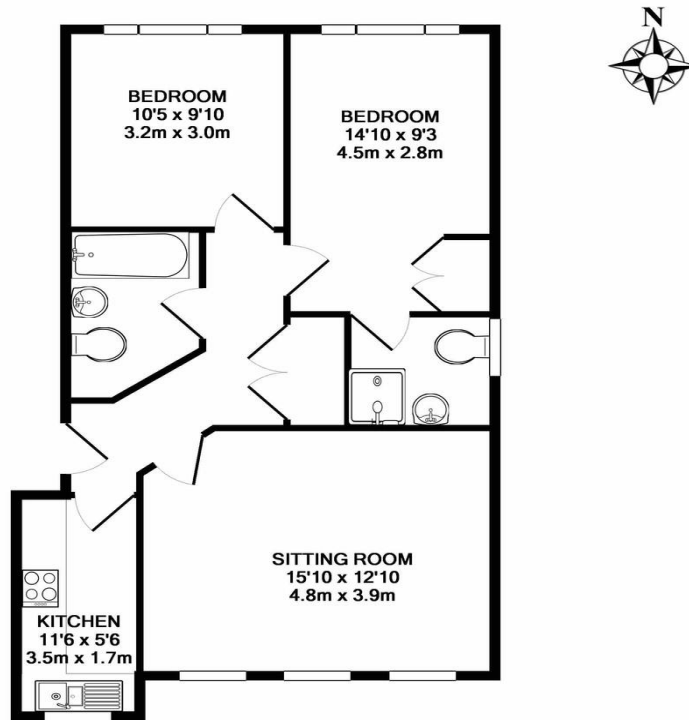


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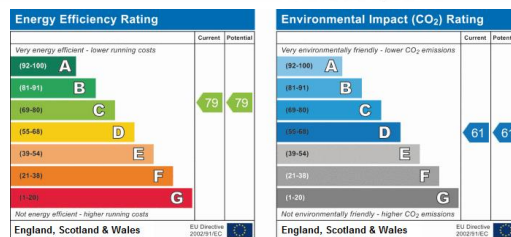


**THE APARTMENT  
COMPANY®**



TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)

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## Horstmann Close

Horstmann Close, Bath, BA1 3NZ

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