



**Flat 1 The Old Methodist Church,
Triangle West, Bath, BA2 3QB**

£265,000

With plenty of light from the old chapel windows into this huge 721sqft ground floor apartment, its own front door, an allocated off street parking space, 11ft5 ceilings and a plethora of retained ecclesiastical character, this is a perfect city pad to come home to and eminently convenient for the station too. All the character and reassuring solidity of the Victorian era, beautifully combined with bespoke modern fittings and open plan design from the 2010 conversion. Right in the heart of vibrant Oldfield Park, within sight of Moorland Rd shops. Spacious entrance hall, an enormous 28ft7 x 13ft4 open plan sitting/dining room with kitchen area, double bedroom and a four piece bathroom. No onward chain. Double glazing and GCH in situ. Long leasehold. Sole Agents

- 67sqm/721sqft
- Ground floor
- Private parking space
- High ceilings & retained character
- No chain



Property Description

AGENTS NOTES Apart from the sheer size of the accommodation, viewers will be pleased to note extremely generous ceiling heights (11ft5) throughout the apartment.

The property is leasehold (residue 999yr lease from 2010) and the building is managed by Oldfield Park Management Limited for the six owners. Current service charges for this apartment are approx £888pa / 11.1% share (Jan - Dec 2019).

Oldfield Park Primitive Methodist chapel was opened on Wednesday September 14th, 1892 having cost £2,249 to build. The preacher at the opening ceremony was the Rev J Clapham and the collection amounted to just over £4. Membership of the church at that time was recorded at 34 people. The building was on two levels - the lower one was the Sunday School and hall whilst the worship area was upstairs. Planning permission was granted for residential conversion into 6 apartments in June 2008 and, after 117 years of worship, the final service was held in October 2009.

ENTRANCE HALL Double glazed side lit private front door from front parking area, cloaks area, storage cupboard, wall mounted Viessmann gas combination boiler, radiator, double doors to kitchen area.

KITCHEN AREA Range of cream base and wall units with laminated worktops and inset sink/drain, fitted dishwasher, fitted undercounter fridge and freezer, plumbing for washing machine, fitted Neff gas hob with oven under and hood over.

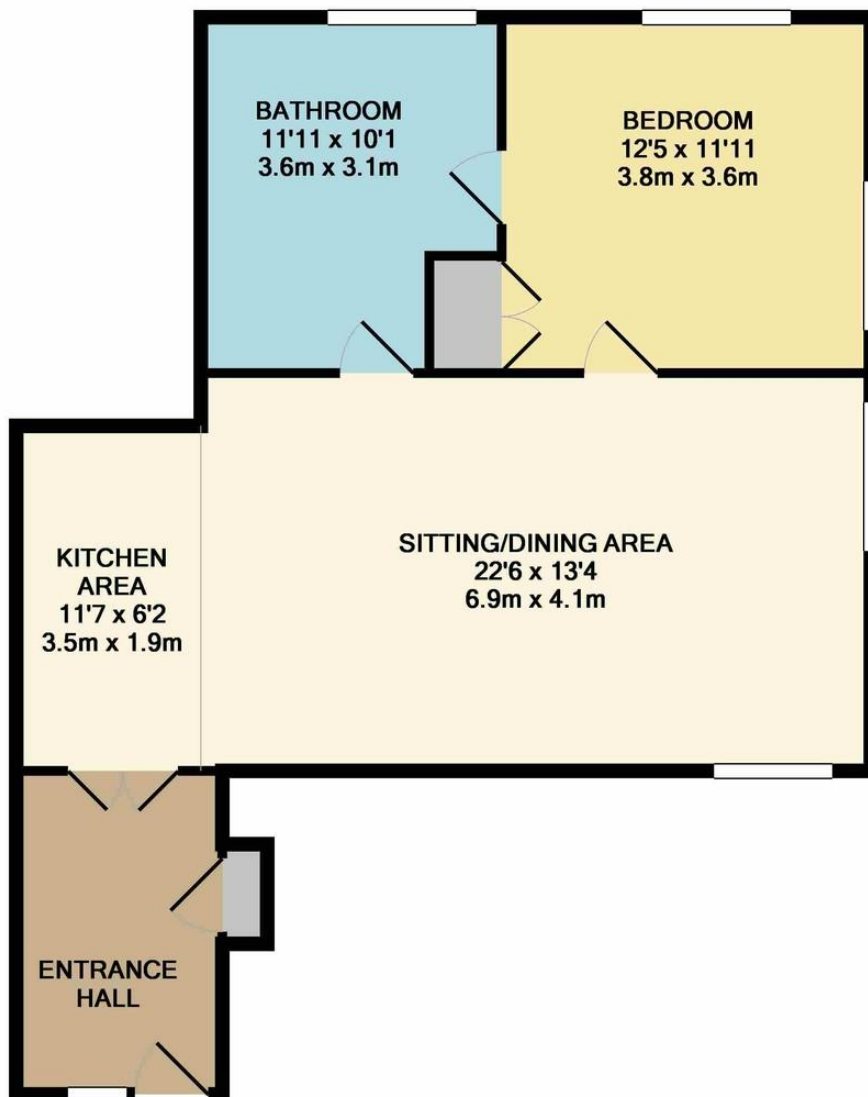
SITTING/DINING AREA Double glazed deep sill mullion windows to side and front with fitted plantation shutters, two radiators, two deep shelved alcoves.

BEDROOM Double glazed deep sill mullion windows to side and rear with fitted plantation shutters, radiator, large double wardrobe with cupboards over.

BATHROOM Double glazed obscure deep sill mullion window to rear, limestone tiled floor and part tiled walls, corner shower cubicle, low level W.C, panelled bath, pedestal basin, heated towel rail.

ALLOCATED PARKING SPACE One numbered off street parking space in front car park - adjacent to flat entrance door.





TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Contact Details

9 Moorland Road
Oldfield Park
Bath
Avon
BA2 3PL

W: www.madisonoakley.co.uk

E: info@madisonoakley.co.uk

T: 01225 829040

Tenure

Leasehold

Council Tax Band

B

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