

LETTINGS

01225 303 870

SALES

01225 471 144

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## THE APARTMENT COMPANY®



### Hexagon Ground floor apartment

We are delighted to market this well presented ground floor apartment that is sure to impress. The property comprises; open plan sitting room and fitted kitchen, double bedrooms and bathroom. Combe Down is a most sought after location offering a wide range of amenities including doctor's surgeries, chemists, supermarkets and shops, regular bus route and within easy travelling distance to City Centre shops. Highly recommended.

RENT **£750** pcm

# Open plan living area

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Unfurnished | PRICE £750 pcm | One bedroom | No pets | Council Tax Band A | Available Now | Agency fees £420 inc VAT

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## COMMUNAL HALLWAY

Post boxes. Door to Apartment.

## HALLWAY

Entry phone. Two high level storage areas accessed by ladder provided. Electric heater. Wall coat hooks. Window to front elevation. Airing cupboard housing water heater and two tier shelving over. Fitted carpet. Doors to:

## SITTING ROOM/KITCHEN

**16' 6" x 15' 9" (5.03m x 4.8m)**

Sitting Room: Open plan with laminate flooring. Dual aspect windows to front and rear elevation. Electric heater. Two telephone points/aerial point. Kitchen Area: Range of wall and base cupboards with roll edged work surfaces over. Fitted "New Home" electric oven/grill and 4 ring electric hob and extractor hood over. Stainless steel single drainer sink unit with mixer tap over. Electric heater. Spotlight fitting. Tiling to splash prone areas. Integrated washer-drier with door front. Integrated fridge with door front and 2 drawer units.

## BEDROOM

**13' 0" x 8' 9" (3.96m x 2.67m)**

Window to rear elevation. Electric heater. Telephone/aerial point. Built in single wardrobe with hanging rail and shelving over. Fitted carpet.

## BATHROOM

Modern White suite comprising panelled bath with shower and screen over. Pedestal wash hand basin and low level WC. Wall mounted bathroom cabinet with mirror door front. Chrome heated towel rail. Extractor. Electric shaver socket point. Vinyl "laminated look" flooring. Complimentary wall tiling.





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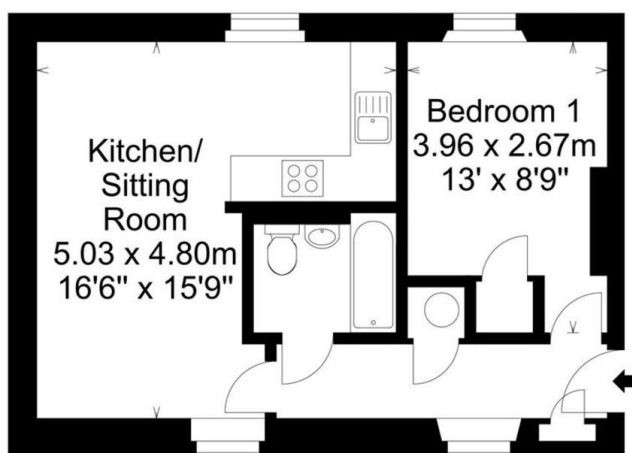


THE APARTMENT  
COMPANY®

Ground Floor Apartment,  
34 The Hexagon,  
Bath, BA2 5RS  
Approx. Gross Internal Area  
414 Sq Ft - 38.50 Sq M



TOWN &  
COUNTRY  
MEDIA



Ground Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print www.townandcountrymedia.co.uk © Town & Country Media 2014

## THINKING OF LETTING YOUR PROPERTY?

Give our lettings team a call  
today on 01225 303 870



## Hexagon

Ground Floor Apartment, Hexagon, BATH, BA2 5RS

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.

