



GFF, 44 Lower Oldfield Park, Bath, BA2 3HP

£250,000

From the granite topped cream fitted kitchen to the bay fronted high ceilinged sitting room, this hall floor apartment is absolutely ready to move into. Modern conveniences like double glazing and gas CH from a Worcester combi boiler sit alongside a plethora of period detail. Front facing sitting room, palatial bathroom, study/hall, large double bedroom and long rear kitchen. With the city centre immediately to the north and a bus route right outside, the property would be ideal for a second home or city base. £40pcm management fees with only two other neighbours in the building. No chain.

- 523sqft
- City views to rear
- Immaculate condition
- Double glazing
- Superb investment



Property Description

SITTING ROOM Panelled front door from communal hall, double glazed bay front window with fitted windowseat, dado rail, picture rail, coved ceiling, ceiling rose, marble fireplace surround with ornate cast iron inset and fitted living flame gas fire, T.V point, double radiator.

STUDY/HALL Double glazed side window, radiator, understairs cupboard, dado rail, coved ceiling.

BATHROOM Panelled bath with rainfall shower over, handbasin/vanity unit, low level W.C, concealed shelving, heated towel rail, part tiled walls, tiled floor, extractor fan.

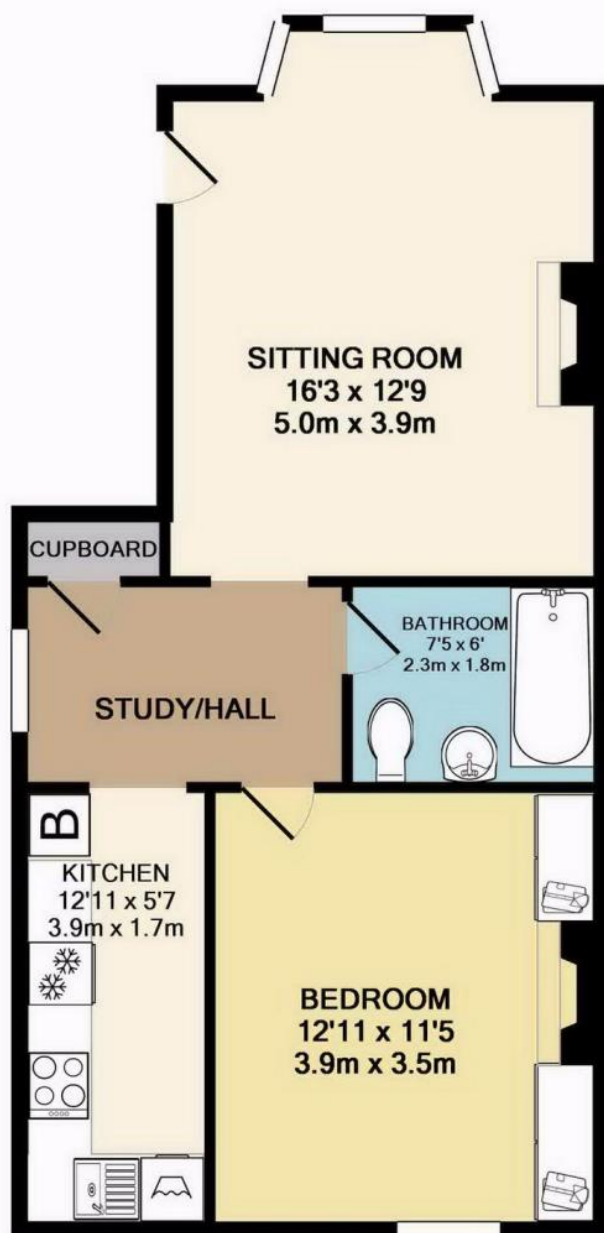
BEDROOM Double glazed rear window, double radiator, dado rail, picture rail, coved ceiling, fitted wardrobes with cupboards over.

KITCHEN Double glazed rear window, range of cream base and wall units with granite worktops and splashbacks. Inset sink, fitted halogen hob with hood over and oven under, fitted washing machine, fitted fridge/freezer, breakfast bar, coved ceiling, wall mounted Worcester gas combination boiler.

AGENTS NOTES Tenure is leasehold (965yrs remaining) from 1985 and the management company is internal. There are three flats in the building with each owner holding a third share in the management. The yearly management fees are currently £480pa.

In the late 19th century, there was a building boom in Bath to rival the activity in the Regency period. At the time, the city council was involved in improving civic amenities so private investment in speculative building financed extensive suburban housing developments. Desirable detached and semi detached residences on the outskirts of the city centre were widely advertised in the 1880's and 1890's (taken from The History of Bath by Graham Davis & Penny Bonsall). The houses on what is now Lower Oldfield Park are listed in Bath directories from 1882 - the address at the time was just "Oldfield Park" and covered what is now both Upper and Lower Oldfield Park. This property was, at the time, called Starcross Villa. Neighbouring homes were called Drakeloe, Dawlish Villas, Carisbrook Villas and Queen Villas.





TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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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

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment