

SALES

01225 471 144

LETTINGS

01225 303 870

sales@theapartmentcompany.co.uk

lettings@theapartmentcompany.co.uk

www.theapartmentcompany.co.uk



THE APARTMENT COMPANY®



Cavendish Lodge Beautifully presented apartment

We are delighted to bring this stunning and beautifully appointed apartment to the market. Behind the electric gates, a magnificent sweeping drive leads to the private parking area and impressive main entrance. The property is located on the first floor and boasts large windows allowing tremendous amounts of light. The apartment comprises: entrance hall, open plan sitting room, kitchen, master bedroom with en suite, two further double bedrooms and a family bathroom. The property is presented in excellent condition and is beautifully maintained. Situated on the westerly side of Bath, the property is a short walk from local amenities and the city centre. This is a sought-after residence and apartments rarely come to the market; therefore, an early viewing comes highly recommended.

£750,000 to £800,000

Stunning gardens and allocated parking

Three double bedrooms | Open plan sitting room/dining room | Beautifully decorated | Close to the city centre | Fully fitted kitchen | Lift access | Allocated parking space | Approx. 1119 Sq. ft.

ENTRANCE HALL

Entry phone. Alarm system. Fitted cabinets. Wall mounted radiator. Wooden flooring.

HALLWAY

Smoke detector. Wooden flooring. Wall mounted radiator.

SITTING/DINING ROOM

26' 3" x 13' 9" (8m x 4.19m)

Three sash windows to side elevation. One sash window to front elevation. One sash window to rear elevation. TV point. Two wall mounted radiators. Fitted shelving unit with cabinets below. Wooden flooring. Integrated speakers in the ceiling.

KITCHEN

13' 8" x 9' 7" (4.17m x 2.92m)

Sash window to front elevation. Fully fitted with range of wooden wall and base cabinets. Integrated fridge/freezer, double oven, microwave, dishwasher, four ring gas hob, extractor fan over. Cupboard housing boiler. Stainless steel sink with mixer tap and draining board. Granite worktops and splash back. Tiled flooring. Integrated speakers in the ceiling. Spot lighting. Wall mounted radiator.

MASTER BEDROOM

15' 1" x 9' 6" (4.6m x 2.9m)

Sash window over looking the gardens. Recessed wardrobe with space for hanging. Integrated speakers in the ceiling. Wall mounted radiator. Thermostat.

ENSUITE

Walk in shower with rainfall shower head and handheld shower head. Wash hand basin with mixer tap, vanity mirror above with LED lighting. Low level WC. Fitted base cabinets. Heated towel rail. Tiled throughout. Spot lighting. Extractor fan.

BEDROOM TWO

14' 8" x 11' 1" (4.47m x 3.38m)

Sash window to rear elevation. Built in wardrobe with cupboard above. Wall mounted radiator. TV point.

BEDROOM THREE

12' 5" x 9' 9" (3.78m x 2.97m)

Sash window to rear elevation. Built in wardrobe with cupboard above. Wall mounted radiator. TV point.





BATHROOM

Panelled bath with shower head over. Wash hand basin with mixer tap and vanity mirror above. Low level WC. Chrome heated towel rail. Shaving point. Spotlighting. Tiled throughout.

STORAGE CUPBOARD

Hot water tank

ADDITIONAL INFORMATION

Lease Years Remaining: 978 years
Tenure: Leasehold
Management Company: HML Chilton
Service Charge: £5,861.52 per annum
Ground Rent: £150 per annum
Council Tax Band: G
Local Authority: BANES
Parking: Allocated parking space

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE

Sales

01225 471 144

Lettings

01225 303 870



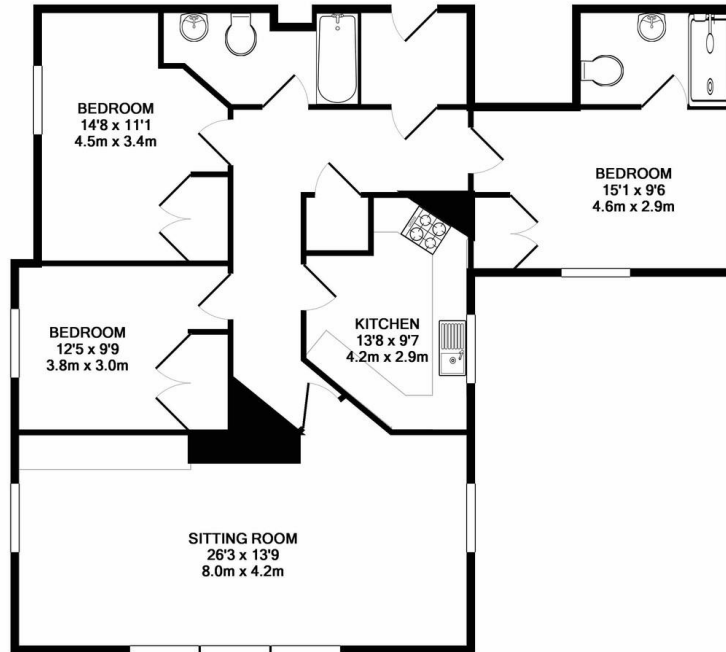
sales@theapartmentcompany.co.uk
lettings@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk

SALES
 01225 471 144
 LETTINGS
 01225 303 870

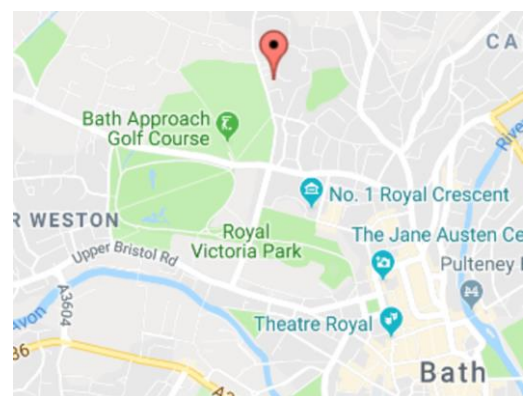
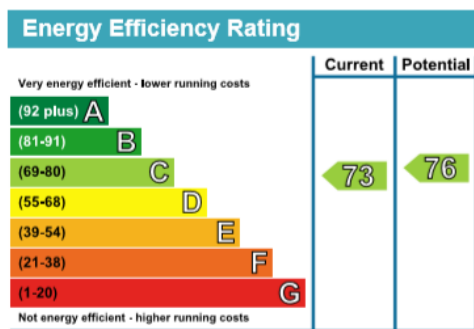
sales@theapartmentcompany.co.uk
 lettings@theapartmentcompany.co.uk
 www.theapartmentcompany.co.uk



THE APARTMENT
 COMPANY®



TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (103.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2019



Cavendish Lodge

Cavendish Lodge, Cavendish Road, Bath, BA1 2UD

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.

