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THE APARTMENT COMPANY®



Park Lane

Beautifully appointed two double bedroom apartment

Stylish second floor Grade II listed apartment in a prime residential location close to Royal Victoria Park which offers facilities to include tennis courts, botanical gardens and a playground. The well-proportioned accommodation has gas-fired central heating and comprises, hallway, sitting room with dining area enjoying fabulous views towards the park. There is a modern kitchen with integrated appliances, two double bedrooms with ample storage space and a luxury bathroom. The apartment benefits from a private garage, communal garden and is within walking distance of the City Centre. Highly recommended.

£380,000 to £420,000

Stunning views towards Victoria Park

Georgian | Grade II listed | Two bedrooms | Stunning views | Immaculately presented | Garage | Off road parking | Communal Gardens | Approx 834 Sq Ft

HALLWAY

Entry phone. Loft hatch with access to gas boiler. Fuse box. Smoke detector. Telephone point.

SITTING ROOM

18' 0" x 13' 8" (5.49m x 4.17m)

Two large sash windows to front elevation. Recess with shelving. Three wall mounted radiators. TV point. Thermostat. Spotlighting.

KITCHEN

10' 3" x 6' 3" (3.14m x 1.93m)

Two sash windows to side elevation. Modern range of kitchen units with 1.5 stainless steel sink and mixer tap. Tiled to splash prone areas. Integrated appliances to include; washing machine, dishwasher, Bosch refrigerator, oven with electric hob and overhead extractor fan. Spotlighting. Wall mounted radiator.

MASTER BEDROOM

12' 0" x 10' 3" (3.66m x 3.13m)

Sash window to rear elevation. Fitted wardrobe with hanging and shelving space. Fold out double bed. Recessed shelving area. Wall mounted radiator. TV point. Spotlighting.

SECOND BEDROOM

14' 4" x 9' 9" (4.38m x 2.98m)

Sash to rear elevation. Wall mounted radiator. Spotlighting.

BATHROOM

Frosted window to side elevation. Luxury white suite comprising: large walk-in shower with glass screen, wash basin with cupboards below and a low level WC. Tiled to splash prone areas. Heated towel rail. Extractor fan. Spotlighting.





ADDITIONAL INFORMATION

Listing: Grade II listed
 Lease Years Remaining : 999 years from 1974
 Management Charge: £150 pcm
 Management Company: Moordown Property Management
 Local Authority: Bath & North East Somerset
 Council Tax Band: D
 Parking: Allocated Parking Space and private Garage

VIEWING ARRANGEMENTS

Strictly via the owners sole agents:
 The Apartment Company
 1 Queen Square
 Bath
 BA1 2HA



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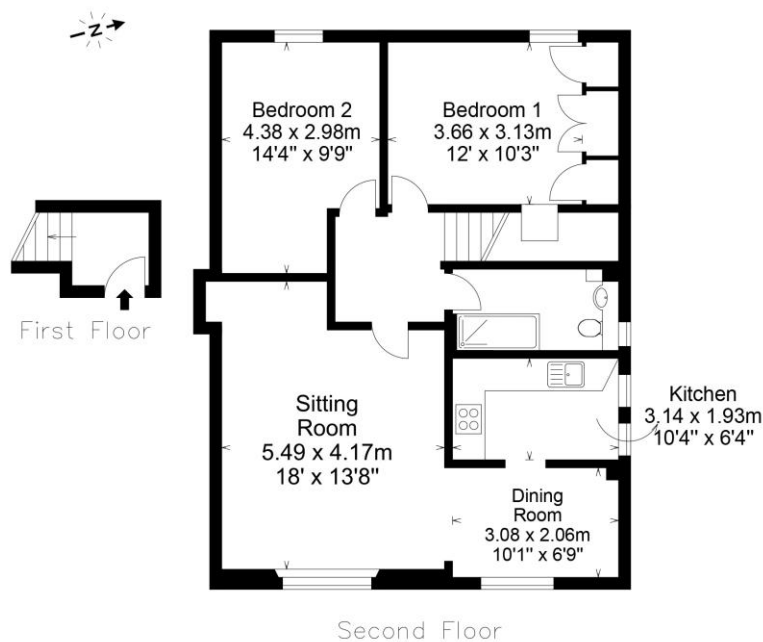
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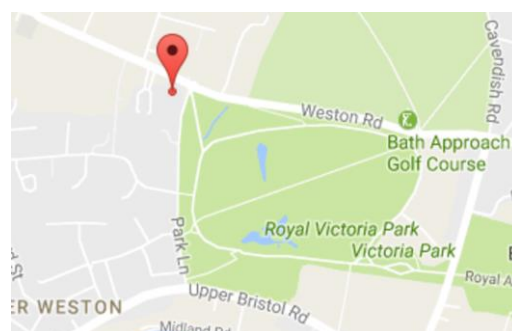
Approx. Gross Internal Area
834 Sq Ft - 77.48 Sq M



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. © Town & Country Media 2014

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on 01225 471 144



Park Lane

Bath, BA1 2XH

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