





## At a glance:

- Private entrance
- Modern building
- Two double bedrooms
- Open plan kitchen/living area
- Excellent finish throughout
- Juliet balcony
- Gas central heating
- Great access in and out of Bath



Boasting your very own private entrance we offer, a stylish apartment located on the first floor of a modern development. This light and spacious accommodation boasts open plan living, dining, kitchen space with two double bedrooms and a family bathroom.

Energy Efficiency Rating B.





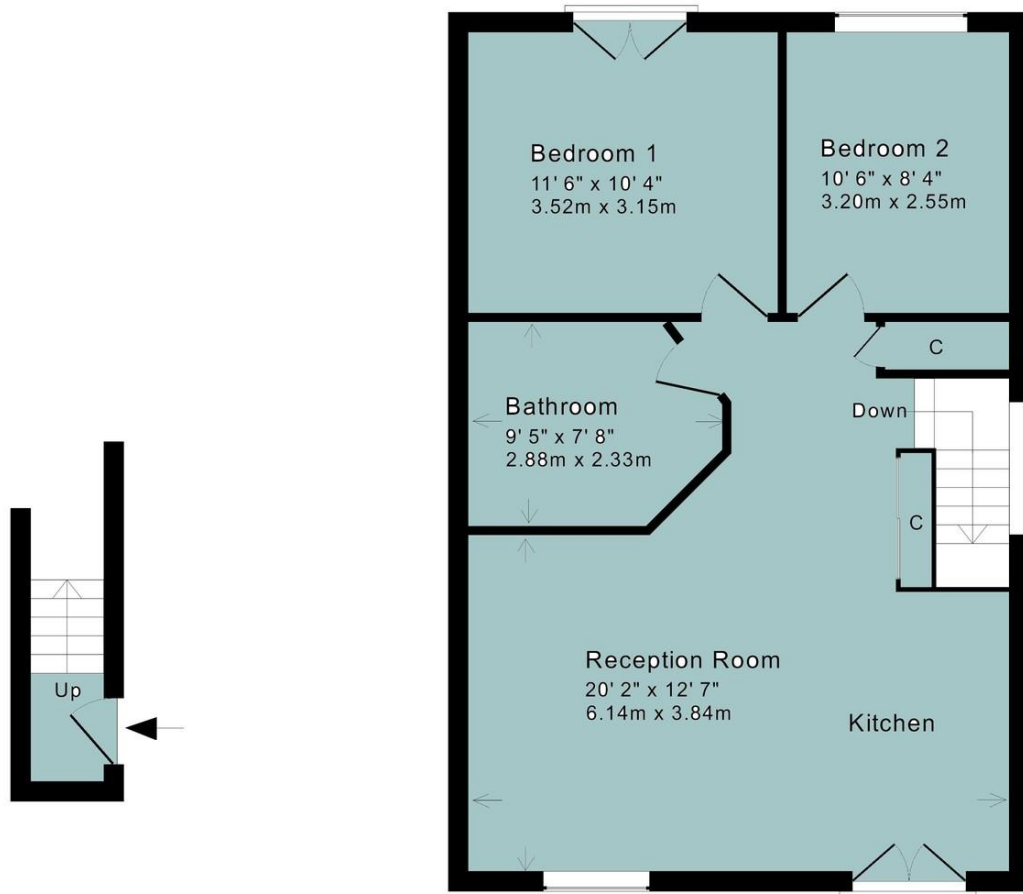
## Full Description:

You enter the apartment via a private entrance to the right of the main building. There is an internal staircase which leads you up into the property. Once inside you have the open plan kitchen and living room to your left hand side. This nice light and airy space offers views out to the front over Entry Hill golf course.

The modern Schmidt kitchen has fitted wall and base cupboards with integrated fridge/freezer, Kuppersbusch oven and microwave and dishwasher. There is an electric hob with stainless steel extractor as well as an inset sink unit. Within this area you also have engineered wooden flooring and a storage cupboard which houses the gas boiler.

To the rear of the property is the two double bedrooms with double glazed doors to the master and dual aspect double glazed windows in bedroom two. The property is completed with a bathroom with white suite, panelled bath and shower over, low level WC, wash basin and tiled flooring.





## Ground Floor

Approx. Gross Internal Floor Area: 660 Sq. Ft. / 61 Sq. M  
Includes Conservatories and attached Garages

**For indicative purposes only.**

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### Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

## LOCATION

Millennium Court is situated on the fringes of the ever popular area of Bear Flat, and sits within easy access of the surrounding southern villages of Bath.

The City Centre lies approximately 2.5 miles from the property and can be easily accessed via a local bus route or the Park & Ride facility which lies approximately 1.5 miles away.

The City of Bath affords a range of shopping outlets, restaurants and bars as well as public attractions such as Royal Victoria Park, Thermae Spa and The Pump Rooms. A number of excellent local primary and secondary schools are all within easy reach.

## Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. sales@bathstoneproperty.com