

SALES

01225 471 144

LETTINGS

01225 303 870

[sales@theapartmentcompany.co.uk](mailto:sales@theapartmentcompany.co.uk)  
[lettings@theapartmentcompany.co.uk](mailto:lettings@theapartmentcompany.co.uk)  
[www.theapartmentcompany.co.uk](http://www.theapartmentcompany.co.uk)



## THE APARTMENT COMPANY®



### Warwick Road Spacious property

This is a fabulous opportunity to develop and redesign a spacious ground floor apartment with a potentially fabulous garden. The property is perfectly located a short walk from Chelsea Road with all the shops and amenities. The property comprises: spacious hallway, sitting room with space for dining, light kitchen, master bedroom with bay window and bathroom. This apartment would make a perfect home, 'Pierre de Terre' or investment and we anticipate a high level of interest, therefore early viewing is highly recommended.

£250,000 to £270,000

# Easy access to M4 and Bristol

---

Victorian Ground Floor Apartment | Development opportunity | Large one bedroom | Private garden  
Close to Chelsea Road & the Royal United Hospital | Level walk into city centre | Approx. 562 Sq. Ft. |

---

## HALLWAY

UPVC door out to garden. Two UPVC windows to rear elevation.

## SITTING ROOM

**13' 7" x 21' 3" (4.14m x 6.48m)**

UPVC window to side elevation. Wall mounted electric heater. Cornicing. Ceiling rose. Internet and television point.

## KITCHEN

**11' 2" x 9' 6" (3.4m x 2.9m)**

Fitted kitchen comprising: range of wall and base cupboards with stone effect worktops over, stainless steel sink with mixer tap over, space for oven, hob, extractor, fridge, freezer, dishwasher and washing machine. Tiled to splash prone areas. Vinyl flooring. UPVC window to rear elevation.

## MASTER BEDROOM

**13' 7" x 14' 9" (4.14m x 4.5m)**

UPVC bay window to front elevation. Wall mounted storage heater. Cornicing. Ceiling rose. Internet and telephone point.

## HALL

Storage cupboard housing hot water tank. Door out to garden.

## BATHROOM

White suite comprising: panelled bath with shower head, glass screen and dual taps over, low level WC and wash hand basin with dual taps over. Frosted window to side elevation. Tiled to splash prone areas. Vinyl flooring. Wall mounted storage heater.

## GARDEN

Patio. Flower bed area. Feature stonework.







#### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Years Remaining: Approx. 953  
 Management Company: TBC  
 Service Charge: TBC  
 Ground Rent: £25 per annum  
 Council Tax Band: B  
 Local Authority: BANES  
 Parking: On street parking

#### 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

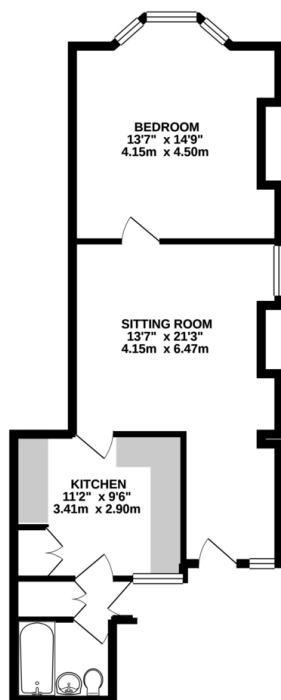
SALES  
01225 471 144  
LETTINGS  
01225 303 870

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



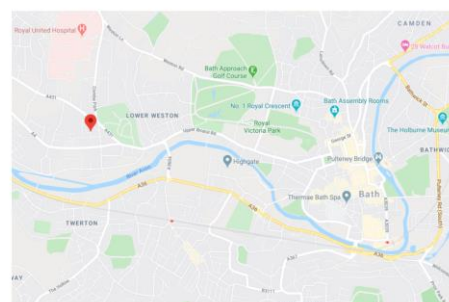
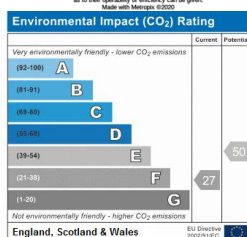
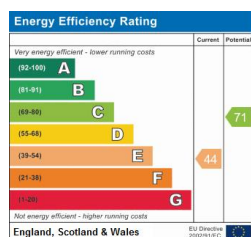
THE APARTMENT  
COMPANY®

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metreplan 63200



## Warwick Road

Bath, BA1 3EB

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, and you must take the advice of your legal representative. The 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.

