





### At a glance:

- One double bedroom
- Large front reception room with bay window
- Private rear patio area
- Perfect first time buy
- Gas central heating
- Local transport in and out the city
- No onward chain



A ground floor apartment with private outside space offering the perfect location for central city living. With access to local shops close by and great transport in and out the city.

Energy Efficiency Rating D.



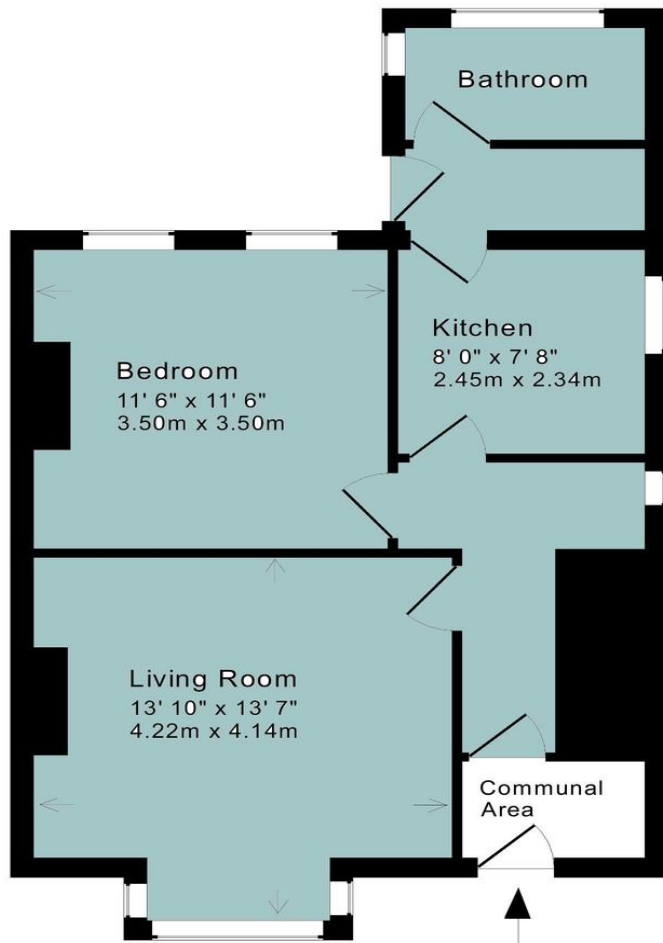


## Full Description:

Bath Stone Property offer a great one bedroom ground floor apartment situated a short distance from Bath City centre and would make an ideal first time buyers home, bolt hold property for the city of Bath or even as an investment purchase.

The accommodation comprises of an entrance hall, a good sized lounge with bay window to the front, one double bedroom to the middle of the property, a modern fitted kitchen with range of appliances, bathroom with electric shower over the bath and a patio garden to the rear. You can gain direct access to the rear garden through the private side gate.





Approx. Gross Internal Floor Area: 495 Sq. Ft. / 46 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.

Canterbury Road is conveniently located in the heart of Oldfield Park walking distance of Moorland Road, a thriving shopping area that offers an excellent selection of shops. Regular bus services run to and from town, and the local Oldfield Park Station is within walking distance. The Two Tunnels Sustrans cycle network is within a mile.

There are several good local schools to choose from, such as Moorlands, St John's Primary, Oldfield Junior School, Hayesfield and Beechen Cliff Senior Schools.

**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.

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