



Garden Apartment, 19a Argyle Terrace, Lower Bristol Road, Bath, BA2 3DF

£275,000

A beautifully styled & architecturally inspired ground floor two double bedroom garden apartment with off street parking. This 2017 conversion spans 607sqft & is set within a late Victorian end terraced house. With a share of the freehold & a 999 year residue lease (with a rare 'holiday letting allowed' provision) this is a fine investment for either owner occupiers or investors seeking a solid asset. Eminently convenient for local amenities at Weston Lock, Oldfield Park station and Moorland Road shops, the property offers; large bay windowed sitting room leading into a fully fitted open plan gleaming kitchen/dining room, two bedrooms, bathroom and a south facing rear courtyard garden. Allocated off street space in rear parking area, double glazing and gas central heating. No onward chain.

- 607sqft
- Two double bedrooms
- Private courtyard garden
- Off street parking space
- Holiday letting allowed



Property Description

AGENTS NOTES

Tenure - 999yr lease from 2017 with share of freehold. Holiday letting and assured shorthold letting permitted.
Service/management charge £50pcm.

This property was owned by the Crump family from the late 1880s until 2016 and occupied as both a home and a cooperage after their move from 7 & 8 Victoria Terrace. Thomas Crump and his sons supplied barrels for the Bath Brewery and other small breweries in Bath until at least the end of the Second World War.

SITTING ROOM Front door from communal hall, double glazed bay front window, two radiators, fireplace recess, entryphone, archway to kitchen/diner.

KITCHEN/DINER Radiator, understairs storage cupboard housing gas combination boiler, fireplace recess, range of gloss white base and wall units with beech worktops, inset sink/drainage, inset halogen hob with hood over, fitted electric oven, fitted fridge/freezer, fitted washing machine, fitted dishwasher, space for dining table.

REAR HALL Doors to bedrooms and bathroom.

BATHROOM Double glazed side window, P shaped panelled bath with mixer/spray tap and rainfall shower over, underfloor heating, extractor fan, handbasin, low level W.C, heated towel rail.

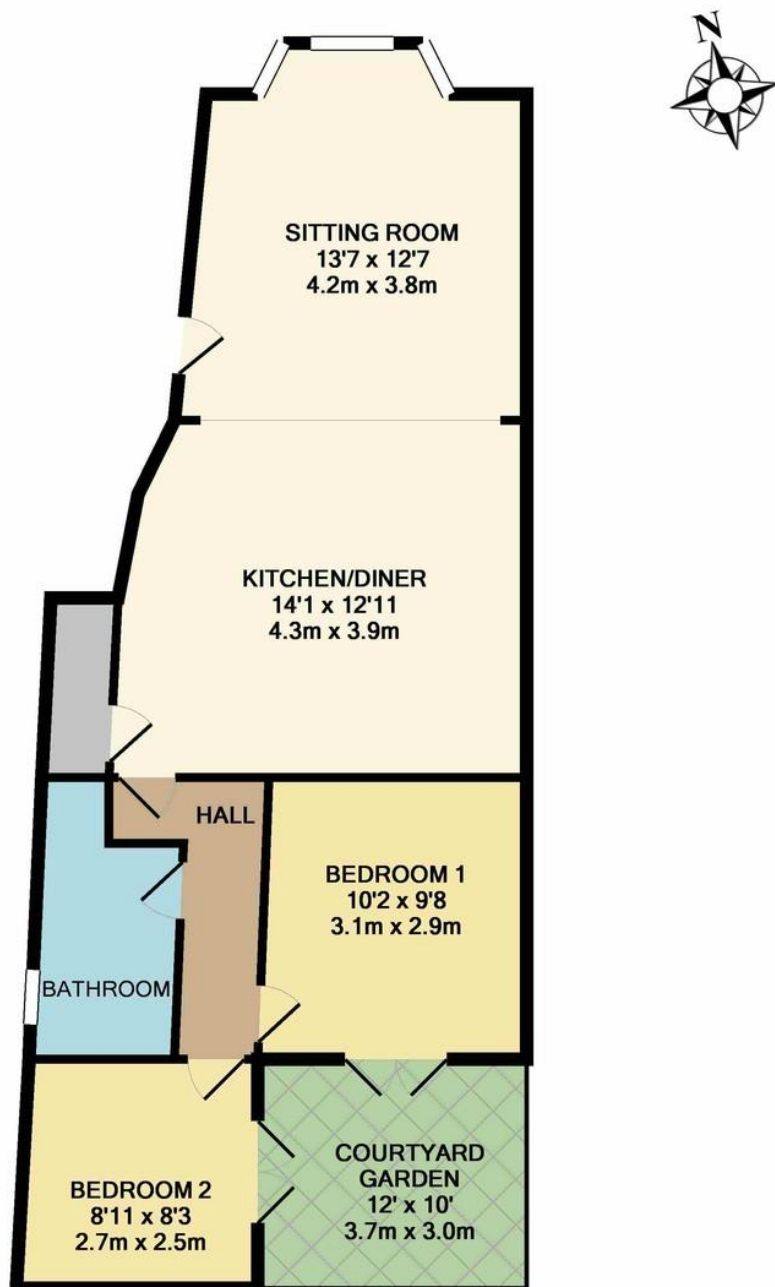
BEDROOM 1 Double glazed French doors to courtyard garden, radiator.

BEDROOM 2 Double glazed French doors to courtyard garden, radiator.

COURTYARD GARDEN 12ft x 10ft - south facing with fences and walls to side and rear. Gated rear access to parking area.

ALLOCATED PARKING SPACE Space for one car in gravelled rear parking area - accessed via Albert Terrace.





TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements