



£310,000

Energy Efficiency Rating: C

Flat 12, St Patricks Court, Bathwick Hill, Bath.

@Home Estate Agents are pleased to offer this spacious 2 double bedrooomed, second floor apartment located on the much favoured Bathwick Hill, enjoying stunning 'city' views. The accommodation comprises of:- Entrance hall, large lounge/diner, recently fitted quality bathroom, 2 double bedrooms, bathroom and garage enbloc. NO ONWARD CHAIN.



@Home Estate Agents are pleased to offer this spacious 2 double-bedroomed second floor apartment located on the much favoured Bathwick Hill. The spacious accommodation comprises of:- Entrance hall, large lounge/diner with balcony, recently fitted quality kitchen, 2 double bedrooms, bathroom, visitors parking and garage enbloc. The benefits include gas central heating, sash double glazed windows, stunning city views, and communal gardens. There is easy access to local shopping facilities, shops and restaurants within the city, the Kennet & Avon canal and is offered with no onward chain. An early inspection is essential.

Communal Entrance Hall

Entered via entry system. Stairs to front door.

Inner Hall

Entry phone. Radiator. Storage cupboard. Doors to:-

Lounge/Diner: 5.61m x 3.55m

Spacious room with double glazed sash windows. Double glazed door gaining access to balcony with far reaching 'city' views. 2 x Radiators. TV Point.

Kitchen: 3.10m x 2.38m

Modern fitted high gloss white kitchen with single drainer stainless steel sink unit with swan neck mixer tap. Full range of base level and wall units. Fitted work surfaces. Fitted oven, hob and extractor fan. Space for

washing machine. Integrated dishwasher. Cupboard housing Worcester gas combi boiler. Integrated fridge freezer. Radiator. Tiled splashbacks. City views.

Bedroom: 4.03m x 3.56m

Full range of fitted wardrobes with top boxes. Radiator. 2 x double glazed sash windows.

Bedroom: 3.59m x 3.10m

Fitted wardrobes with top boxes. Double glazed sash window.

Bathroom

White suite of panelled bath. Pedestal wash hand basin and low flush WC. Extractor fan. Tiled splashbacks. Shaver socket. Radiator.

Garage/Parking

Communal visitors parking area and access to garage enbloc with metal up and over door.

Gardens

Communal gardens to the rear. There is a designated bin and storage area for each flat situated on the ground floor.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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Flat 12, St Patricks Court,
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Call now, visit us in
branch or go online
to book your viewing.

 01225 463006

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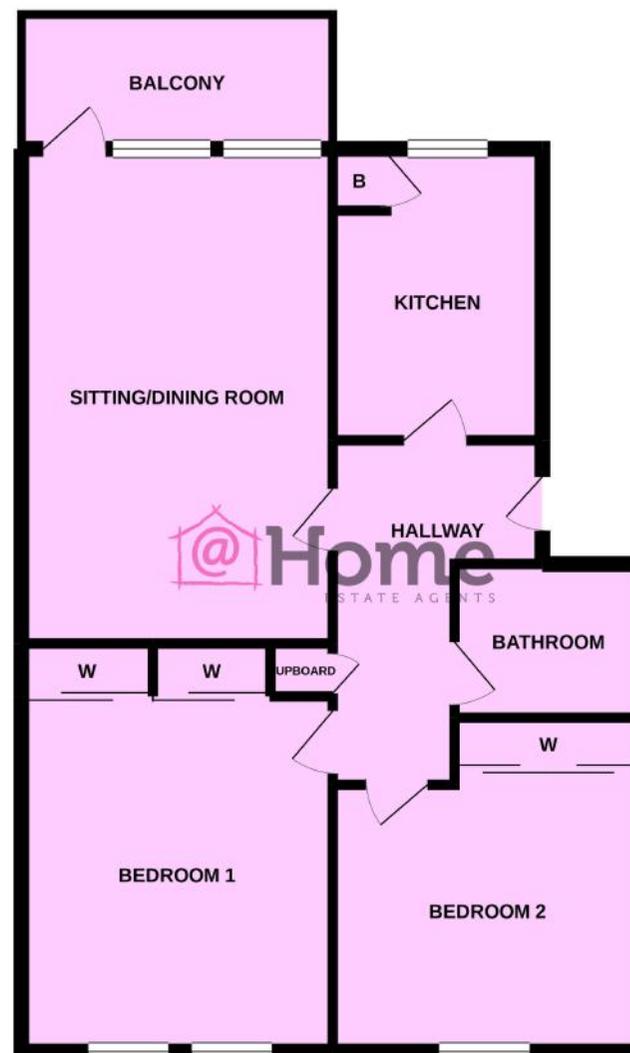
Lease details

Management: Martin Perry
Management

Management charges: £425 quarterly

Ground rent: £7.91 semi-annually

GROUND FLOOR



DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801