

£180,000

Energy Efficiency Rating: C

Pitman House, Bath, BA2 2HS.

An excellent opportunity has arisen to purchase this stunning double bedroom property situated in a sought after location and upgraded to a high standard by the current owners.
Early viewings are strongly advised, please contact 01225 463006 to arrange your visit.









An excellent opportunity has arisen to purchase this stunning double bedroom property situated in a sought after location and upgraded to a high standard by the current owners. The benefits include gas heating, double glazing and great views. The property briefly comprises a lobby, lounge, kitchen/dining room and bathroom. The property benefits from a particularly pleasant location with the shops and cafés of Moorland Road in close proximity. There are various new gyms close by as well as the Linear Park Cycle Path. There are extremely good links to the city centre, the Universities and Bristol beyond.
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Entrance Hall:
Panelled door to front aspect, entry phone, 2x built in cupboards containing meters and fuse box, laminated flooring.

Lobby:
Built in cupboard, laminate flooring.

Lounge: 4.40m(max) x 3.40m(max)
UPVC double glazed window to side aspect, radiator, laminate flooring, views.

Kitchen/Dining Room: 2.84m x 2.49m
UPVC double glazed window to rear aspect, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, integrated Indesit washer dryer, integrated wine store, tiled splashbacks, floor tiles, further meter cupboard, built in cupboard containing gas boiler.

Bedroom: 3.40m(max) x 3.25m(max)
UPVC double glazed window to side aspect, radiator, built in cupboard, laminate flooring, views.

Bathroom:
Pedestal wash basin, panelled bath with shower over, WC, heated towel rail, built in cupboards, wall tiles, floor tiles.

Agents Notes:
Tenure: Leasehold
Length Of Lease: Approximately 179 Years remaining
Service/Management: Normally £60pcm however saving for communal upgrades so temporarily higher.
Ground Rent: £10PA
Management Company: Curo

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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12 Pitman House
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Bath
BA2 2HS

Call now, visit us in branch or go online to book your viewing.

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Bath, BA2 3PL

Home
ESTATE AGENTS of BATH

GROUND FLOOR



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.
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