

£220,000

Energy Efficiency Rating: C

Flat 2, 1a Vernon Terrace.Bath.

Home Estate Agents of Bath are favoured with the instructions to market this immaculately presented and thoughtfully designed, 1 bedroom garden apartment, set within a mile's flat walk of the city centre. This leasehold property was constructed by the reputable local Crossman Homes builders to an exacting specification in 2017 and enjoys the balance of an NHBC warranty.









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Open Plan Lounge/Kitchen/Diner: 5.13m x 3.43m (into bay)
Entered via double glazed and panelled private front door. Double glazed sash bay window to front aspect. Radiator. TV & broadband point. Dining area within bay. Quality fitted kitchen, with range of grey base level cupboards and drawers and matching wall units. Fitted work surfaces with matching upstands. Single drainer polycarbonate sink unit with mixer tap over. Inset Indesit induction hob with electric oven below and stainless-steel canopy extractor fan over. Space for fridge/freezer. LED spotlights. Double glazed sash window to front aspect. Access to:-

Inner Lobby: 2.26m x 0.82m
Radiator. Central heating thermostat. Oak doors to bedroom, bathroom and door to large storage cupboard, with fitted power, light and plumbing for washing machine.

Bedroom: 3.79m x 2.58m(max)
(Irregular shaped room)
2 double glazed sash windows to rear aspect, enjoying views over rear garden, radiator.

Bathroom: 3.33m x 1.58m(max)
Full white suite of panelled bath with mixer tap and mixer shower over. Wall hung wash hand basin with mixer tap. Low flush WC. Tiled splashbacks and flooring. Extractor fan. LED spotlights. Chrome towel radiator. Worcester gas combi boiler. Double glazed sash window to rear aspect.

Rear Garden:
Private rear gardens with lovely southerly aspect, accessed via side gate. Patio area. Raised flower and shrub borders. Retaining stone walls and timber fencing and useful timber store/garden shed.

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 2, 1a Vernon Terrace
Bath,
BA2 3DA.

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

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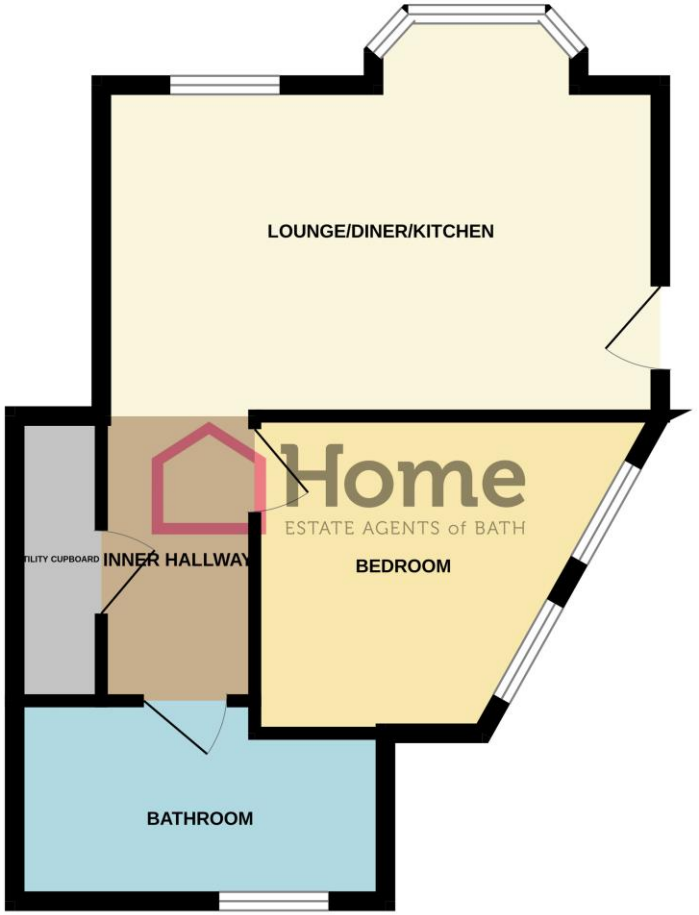
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