

£194,000

Council Tax Band: B
Energy Efficiency Rating: D

Marr House, The Square, Bath.

An immaculately presented one bedroom, ground floor apartment situated in this converted (2017) building set in a quiet square just off the Lower Bristol Road. The property enjoys a fully fitted kitchen with appliances, flat walk to the city centre, designated off road parking and no onward chain. This property would be ideal as a FTB or Investment purchase.

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An immaculately presented one bedroom, ground floor apartment situated in this converted (2017) building set in a quiet square just off the Lower Bristol Road. The property offers modern open plan living with a spacious lounge/ kitchen with integrated appliances, large floor to ceiling windows giving a light and airy feel to the apartment and a well appointed bathroom. The further benefits include flat and easy walking to the City centre, designated off road parking and 'No onward chain'. An early inspection is highly recommended.

Lounge/Kitchen Area: 5.21m x 3.85m
Entered via double glazed front door. Double glazed floor to ceiling picture window to front aspect. TV and satellite point. Oak laminate flooring. Electric radiator. Wall light points.

Kitchenette Area:
1 ½ bowl stainless steel sink unit with swan neck mixer tap over. Range of white high gloss base level cupboards and matching wall units. Integrated Bosch washer dryer. Bosch dishwasher. Bosch fridge freezer. Inset halogen hob with Bosch electric oven below and stainless steel canopy extractor above with glass splashback. Fitted work surfaces with matchings upstands. LED downlights. Large cupboard housing pressurised hot water tank. Doors to bathroom and door to: -

Bedroom: 3.66m x 3.24m
Large double glazed floor to ceiling picture window to front aspect. Electric radiator. Telephone point. Fitted mirror front double wardrobes with chest of drawers.

Bathroom:
White suite of panelled bath with mixer shower with separate shower attachment, mixer tap and shower screen. Wash hand basin with mixer tap and vanity unit under. Low flush WC with concealed cistern. Extractor fan. Chrome towel radiator. LED downlights.

Parking:
Designated off road parking space for 1 car.

Agents Notes:
Tenure: Leasehold
Length Of Lease: 125 years from 2016
Ground Rent: TBC
Service Charge: TBC

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

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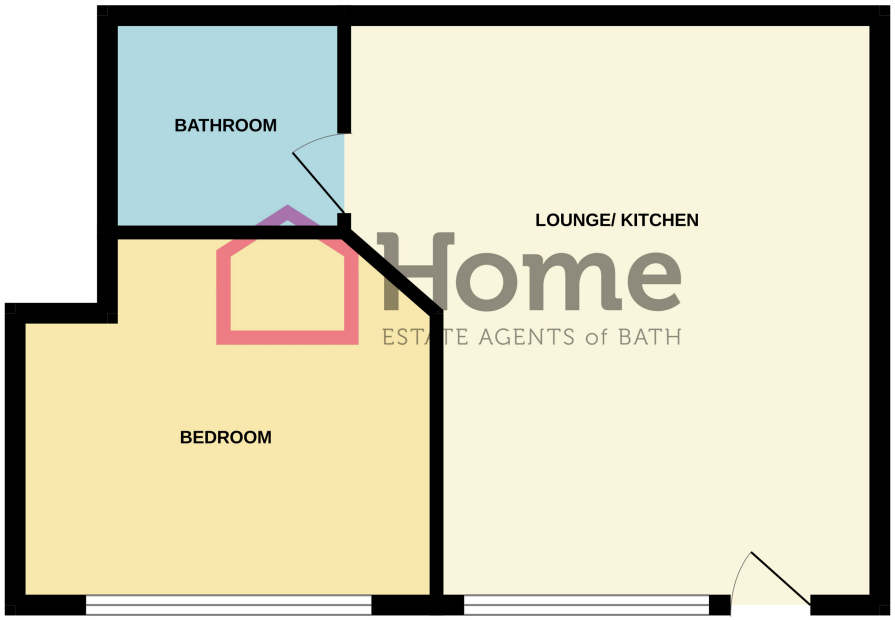
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GROUND FLOOR



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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