

£165,000

Council Tax Band: A
Energy Efficiency Rating: D

FFF, Angel Place, Bath, BA2 3BA.

A very rare opportunity has arisen to purchase this stunning studio apartment in an award winning conversion of a detached Georgian property situated in a very central location in the city centre. The benefits include gas heating, wonderful views and an abundance of historic character. Early viewings advised. Please call 01225 463006 to arrange an internal inspection.









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The property has an interesting tale to tell. Believed to have been built around 1830 by Mr Hercules Gentle, the property is the last survivor of an entire street, and indeed suburb, demolished during the 'Sack Of Bath' in the post war years. the property at Angel Place was the subject of an award winning urban regeneration in the early 2000s so benefits from historic character and a modern design. An award from the Building Control Department was presented by Don Foster MP in the Guildhall in 2005. The amazing Southgate neighbourhood with a selection of shops and cafés is within easy reach. The property benefits from extremely close proximity to the City Centre and transport to the Universities, Bristol and beyond.

Early viewings are strongly advised, please call 01225 463006 to arrange your appointment.

Communal Hall

Period style door to front aspect, wooden double glazed full length window to rear aspect, meter cupboard, historic shop front on display, exposed Georgian stonework, stairs rising to first floor landing.

Studio Room: 4.63m x 2.94m

Georgian style window to front aspect, heavy duty secondary glazing, radiator, period style fireplace surround with exposed stonework. Built in wooden cupboard containing Worcester gas boiler, spectacular views towards City Centre.

Kitchen: 1.76m(max) x 2.80m(max)

Wooden double glazed window to rear aspect. Range of base and wall mounted units, radiator, stainless steel sink with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, ornamental tiled splashback, wooden effect floor, pleasant south facing aspect.

Bathroom

Wash basin with mixer tap, shower cubicle, WC, heated towel rail, ornamental fireplace surround with shelving, decorative wall tiles.

Agents Notes:

Tenure: Leasehold with a share of freehold
Length Of Lease: 999 years from 24/06/2004.
Ground Rent: £100 PA
We have been advised new owner will have a share of the freehold. Maintenance Charges as and when.
The tenant is vacating soon and the current rental income for the property is £1,100 pcm excluding bills.
Please note that some stock photography has been used.

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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First Floor Flat
Angel Place
Bath
BA2 3BA

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

01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL

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GROUND FLOOR



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