

£259,500.

Energy Efficiency Rating: C

Moorfields Road, Bath, BA2 2DQ.

An excellent opportunity has arisen to purchase this superb three double bedroom ground floor apartment situated in a highly sought after location in the Moorfields area of the city. The benefits include gas heating, double glazing and a shared garden. Please call 01225 463006 to arrange an internal viewing.









An excellent opportunity has arisen to purchase this superb three double bedroom ground floor apartment situated in a highly sought after location in the Moorfields area of the city. The benefits include gas heating, double glazing and a shared garden. The property briefly comprises a hall, lounge, kitchen/dining room, bathroom, an ensuite and a bathroom. Externally there is a shared garden to the front. To the rear, there is a parking space, a further shared area and a rear garden laid mainly to lawn. The property offers very good access to a selection of shops and cafes nearby on Moorland Road. There is a brand new gym nearby as well as the Linear Park cycle path. Local restaurants include The Moorfields and The Moorland Gate. There is particularly good access to the city centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Hall
Wooden door to side aspect, Velux window, radiator, ornamental wooden beams, laminate flooring.

Lounge: 3.71m x 3.79m
Sliding patio doors to rear aspect, 2x radiators, TV point, laminate flooring, views towards garden and Northern Slopes.

Kitchen/Dining Room: 4.37m (max) x 3.56m (max)
UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator. Range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, plumbing for dishwasher, built in cupboard containing Worcester gas boiler, cupboard with plumbing for washing machine, stripped wooden floor boards, pleasant aspect towards street.

Bedroom 1: 2.51m (max) x 3,90m (max)
UPVC double glazed door to side aspect, UPVC double glazed window to rear aspect, radiator. Ensuite shower cubicle with mixer shower and tiled walls, wall mounted wash basin.

Bedroom 2: 2.46m (max) x 4.10m (max)
UPVC double glazed window to side aspect, radiator.

Bedroom 3: 2.59m x 2.69m
UPVC double glazed window to side aspect, radiator, built in cupboard containing fuse box.

Bathroom:
Panelled bath with shower mixer tap, pedestal wash basin, WC, heated towel rail, wall tiles, floor tiles.

Garage/parking:
Allocated private parking space.

Front Garden
Shared front garden laid mainly to lawn, with privacy hedges.

Rear Garden
Private patio area with Crescent Views. Shared area leading to private rear garden laid mainly to lawn.

Lease Details

Management Charges: N/A

Length of lease: 999 years from 2006

Ground Rent: N/A

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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20A Moorfields Road
Bath
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Call now, visit us in branch or go online to book your viewing.

01225 463006

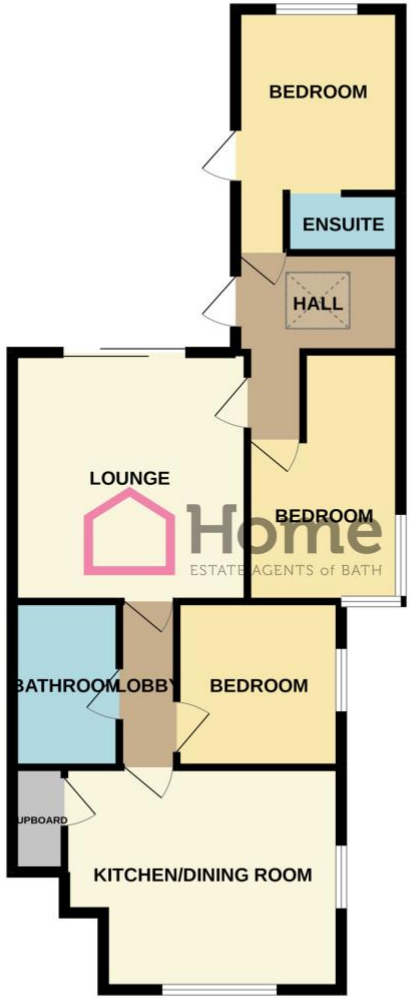
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Home
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GROUND FLOOR



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