

£160,000.

Energy Efficiency Rating: C

Great Stanhope Street, Bath, BA1 2BQ

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An excellent opportunity has arisen to purchase this superb double bedroom ground floor apartment within a Neo Georgian building in a highly enviable location near to historic Norfolk Crescent. The benefits include double glazing, an abundance of character and views towards the communal gardens. The property briefly comprises of an entrance hall, lounge/dining room, kitchen, double bedroom and bathroom. Externally there is a communal garden which has been maintained to a good standard "Rachel's Garden" is a community project between the residents of the apartment block and features very secluded areas of seating, a statue and even areas of allotment within defined places as well as some mature trees. The property is particularly well located for the Theatre Royal and various coffee shops and restaurants in the Kingsmead Square Quarter. The exclusive shops of Milsom Street are also nearby. There is good access to the City Centre as a whole, as well as the Riverside cycle route and numerous buses to Bristol beyond.

Communal Entrance Lobby
Modernist design with doors to communal garden.

Entrance Hall:
Door to side aspect, electric heater, built in cupboard containing immersion heater, entry phone, doors to all rooms.

Lounge: 2.48m(max) x 3.86m(max) + 0.99m(max) x 1.45m(max) (This is an irregular shaped room)
UPVC double glazed window to rear aspect, electric heater, TV point, period style ornamental ceiling cornicing, high ceiling, pleasant aspect towards gardens.

Kitchen: 1.69m x 3.03m
UPVC double glazed window to rear aspect, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, plumbing for washing machine, grey tiled splashbacks, pleasant garden aspect,
double glazed window to rear aspect, radiator.

Bedroom One: 1.61m(max) x 4.26m(max)
UPVC double glazed window to rear aspect, electric heater, built in cupboards, fuse box, built in shelving, pleasant aspect towards garden.

Bathroom:
Wash basin within vanity unit, panelled bath with Triton electric shower over, WC.

Rear Garden:
Particularly secluded communal "community gardens" consisting of landscaping and allotment areas.

Agents Notes
Lease 999 years from 2014.
Monthly charges approximately £164.

Agent Notes
Pursuant to the Estate Agents Act of 1979, notice is given that the vendors of this property are associated with a member of
@ Home Estate Agents (Bath) Ltd

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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5 Great Stanhope Street
Bath
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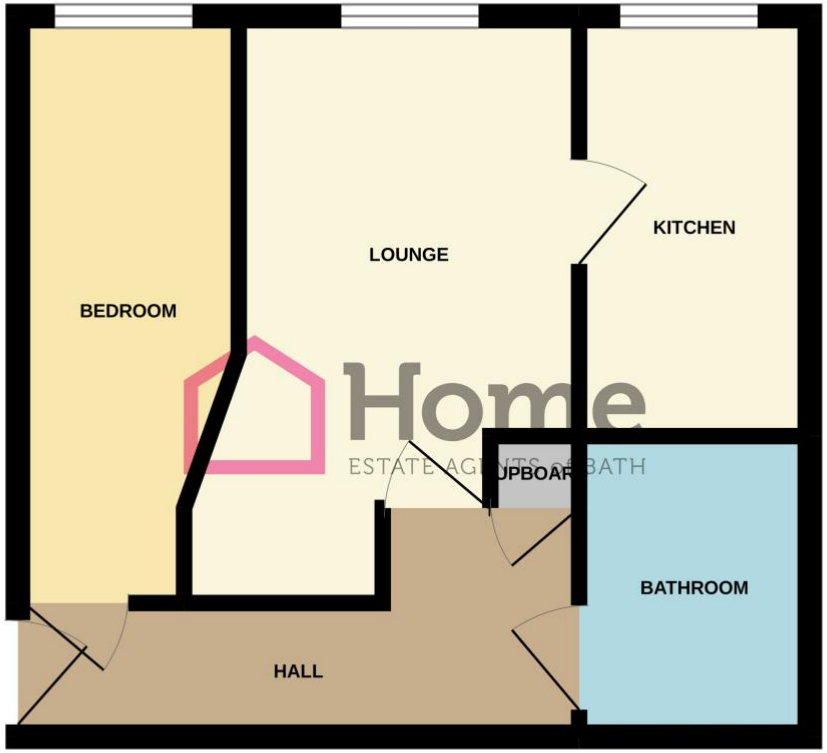
sales@ahea.co.uk

@at_home_bath

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

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GROUND FLOOR



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