


# £240,000.

Energy Efficiency Rating: TBC

# Poplar Close, Bath, BA2 2HY.

Home Estate Agents of Bath are pleased to offer this spacious 2 bedroomed ground apartment situated in the most popular Moorfields area of Bath. The benefits include, modern Worcester gas combi boiler, double glazed throughout, south easterly facing rear gardens and no onward chain.









Home Estate Agents of Bath are pleased to offer this spacious 2 bedroomed ground apartment situated in the most popular Moorfields area of Bath. The benefits include, modern Worcester gas combi boiler, double glazed throughout, south easterly facing rear gardens and no onward chain. The accommodation briefly comprises of an entrance hall, lounge/diner, kitchen, utility room, 2 double bedrooms and modern bathroom. The property offers good access to shops and cafés within Moorland Road, The City Centre, Universities and Bristol beyond. An early inspection is highly recommended. Phone 01225 463006.

**Entrance Hall:**
Entered via double glazed front door, storage cupboard and meter cupboard, radiator, doors to :-

**Lounge/Diner: 5.46m x 3.53m**
Fireplace with fitted gas fire (not tested), radiator, TV point, double glazed window to side aspect, serving hatch to kitchen and sliding patio doors to garden.

**Kitchen: 3.26m(max) x 3.12m(max)**
Single drainer stainless steel sink unit with range of base level and wall units. Gas and electric cooker point, plumbing for washing machine, Worcester gas combi boiler, radiator, further fitted pantry cupboards, double glazed window to rear aspect, door to :-

**Utility Room:**
Double glazed door to front and rear, double glazed window to rear aspect.

**Bedroom 1: 3.58m x 3.54m**
Double glazed window to front aspect, radiator.

**Bedroom 2: 3.57m x 2.69m**
double glazed window to side aspect, radiator, fitted cupboard.

**Bathroom:**
White suite of panelled bath with mixer tap and shower attached, low flush WC, wash hand basin, radiator, splashbacks, extractor fan.

**Parking:**
There is parking within the road.

**Front Garden:**
Lawned front garden with path to front door.

**Rear Garden:**
Rear garden laid to lawn with flower beds and borders.

**Lease Details**
Length: 125 years from 1982
Ground Rent: Approximately £250 per annum.
Managing company: Curo

*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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## 26 Poplar Close
## Bath
## BA2 2HY.

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


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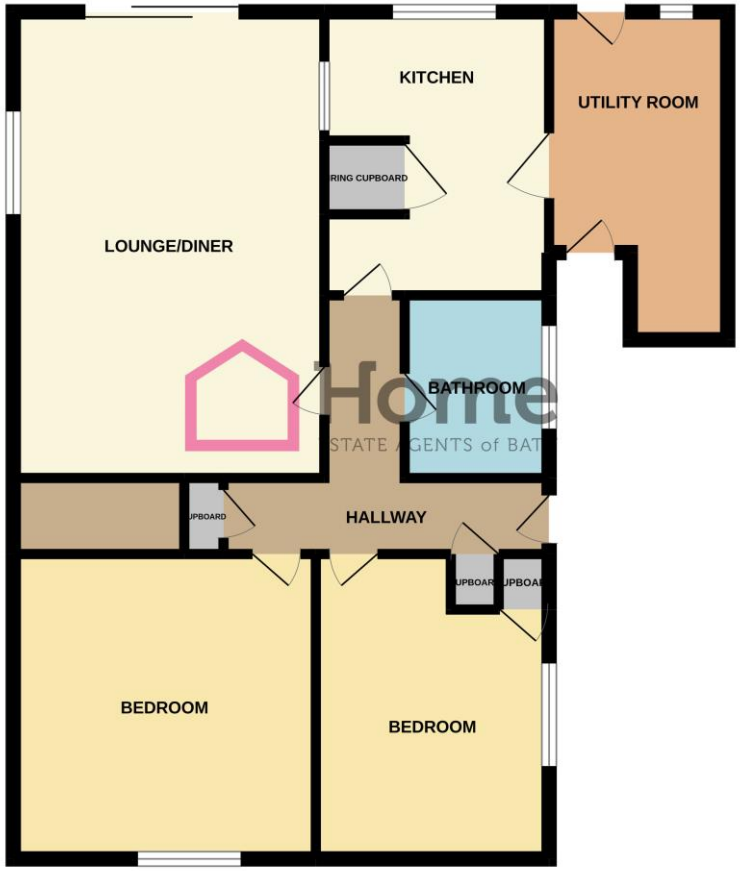
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Home
ESTATE AGENTS of BATH

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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