

£190,000.

Energy Efficiency Rating: TBC

Albany Court, Bath, BA2 1BU.

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An excellent opportunity has arisen to purchase this superb end terrace ground floor apartment situated in a cul de sac location. The benefits include gas heating, double glazing and parking. Entry is via a communal lobby. The property briefly comprises an open plan lounge, dining room, kitchen as well as a double bedroom and a bathroom. The property offers extremely good access to a variety of transport links to the city centre, the Universities and Bristol beyond. Early viewings are strongly advised. Please contact 01225 463006 for an internal inspection of the property.

Entrance Hall:
Door to side aspect, radiator, built in cupboard containing fuse box, entry phone, doors to all rooms.

Lounge/Diner/Kitchen: 3.68m(max) x 6.78m(max)
2x UPVC double glazed windows to front aspect, UPVC double glazed window to side aspect, 2x radiators. Range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit. Integrated electric hob, cooker, cooker hood and washing machine.

Bedroom: 2.83m x 3.40m
UPVC double glazed window to rear aspect, secondary glazing, radiator, views.

Bathroom:
UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath with shower over, WC, wall tiles.

Externally:
There is a parking space.

Rear Garden:
Communal gardens to the rear of the apartment block, laid mainly to lawn.

Lease Details:
Length of lease: 999 years from 2003.
980 years remaining.
Ground rent: Peppercorn
Annual charges of approximately £780.

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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7 Albany Court
Albany Road
Bath
BA2 1BU.

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

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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