

£250,000.

Energy Efficiency Rating: TBC

# Leopold House, Percy Terrace, Bath.

An excellent opportunity has arisen to purchase this absolutely superb one double bedroom apartment situated in the highly sought location of Leopold House. The benefits include a secure communal lobby, double glazed full length windows and an extremely tranquil setting. Please call 01225 463006 to arrange an internal inspection.









An excellent opportunity has arisen to purchase this absolutely superb one double bedroom apartment situated in the highly sought location of Leopold House. The benefits include a secure communal lobby, double glazed full length windows and an extremely tranquil setting. The property briefly comprises a well proportioned entrance hall, double bedroom, kitchen/dining room/ lounge and a bathroom. This stunning modern Crest Nicholson development offers very good access to the World Heritage City Centre via the riverside past Norfolk Crescent. In the immediate vicinity, there is a Coffee #1 and the very popular Cassia Café Bar which overlooks a very pleasant park. There are numerous transport links from Bath Spa Station and the cycle track.

**Communal Entrance Hall:**
Safe and secure communal lobbies entered via security system.

**Entrance Hall:**
Main door to apartment, radiator, double doors to storage area containing gas boiler, fuse box and plumbing for washing machine, laminate flooring.

**Lounge/Diner/Kitchen: 3.52m(max) x 7.04m(max)**
Double glazed doors to front aspect, radiator, range of base and wall mounted units. 1½ bowl stainless steel sink drainer unit with mixer tap, integrated electric hob, cooker, cooker hood, integrated dishwasher, fridge freezer.

**Bedroom: 3.01m(max) x 4.88m(max)**
Full length double glazed window to front aspect, radiator, built in cupboard, spectacular view towards street.

**Bathroom:**
Wash basin, panelled bath with mixer shower over, WC, heated towel rail, wall tiles, floor tiles.

**Parking:**
There is a permit to park in roads around the development.

**Lease Details**

Length of lease: 999 years from 2015.
Service charge: £405 every 6 months.
Ground Rent: £132 every 6 months.

*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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13 Leopold House
Percy Terrace
Bath
BA2 3GE

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


01225 463006

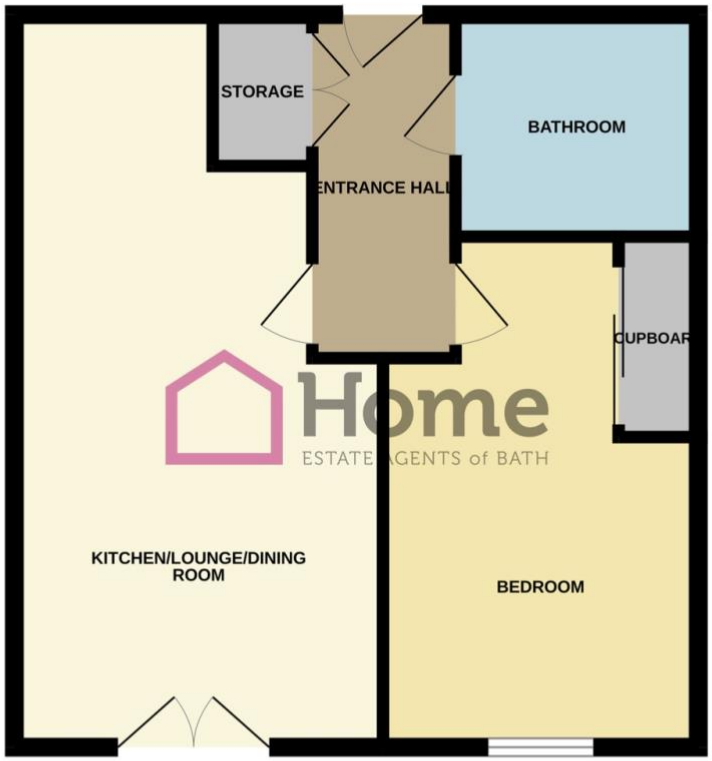
sales@ahea.co.uk

@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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