

£250,000.

Energy Efficiency Rating: TBC

Philippa House, Bath, BA2 3PY.

An excellent opportunity has arisen to purchase this stunning south facing ground floor garden apartment situated in a highly sought after location. The benefits include background heating, double glazing and a modern characterful interior. Please call 01225 463006 to arrange an internal viewing.









An excellent opportunity has arisen to purchase this stunning south facing ground floor garden apartment situated in a highly sought after location. The benefits include background heating, double glazing and a modern characterful interior. The property briefly comprises a useful entrance porch, lounge/dining room, kitchen, utility room, double bedroom and bathroom. Externally there is a superb south facing courtyard garden laid mainly to patio. The property offers very good access to a selection of shops and cafés on Moorland Road. There is a new gym nearby as well as the Linear Park cycle path. Local restaurants include The Moorfields and The Moorland Gate. There is very good access to the City Centre, the Universities and Bristol beyond. Early viewings are advised.

Entrance Porch:
UPVC part double glazed door to front aspect, shelving.

Lounge/Dining Room: 5.21m x 5.76m
UPVC double glazed door to front aspect, 2x UPVC double glazed windows to front aspect, 2x modern slimline electric radiators, pleasant south facing aspect towards garden.

Kitchen: 3.66m(max) x 2.46m)max)
UPVC double glazed window to front aspect, Granite work top, Belfast sink with mixer tap, integrated Bosch electric hob, Belling cooker, Neff cooker hood, plumbing for washing machine, tiled splashbacks.

Utility Room: 1.61m x 1.79m
Built in storage cupboards with ornamental wooden doors containing shelving and immersion tank.

Bedroom: 2.88m x 5.50m
UPVC double glazed window to front aspect, modern slimline electric radiator, built in shelving, pleasant south facing aspect towards garden.

Bathroom:
Ceramic wash basin within vanity unit with granite work top, shower cubicle with mixer shower, WC, tiled splashbacks.

Front Garden:
Landscaped south facing low maintenance garden laid mainly to patio.

Agents Notes:
Length of Lease: 999 years from 1981.
Management/Service charge: £50 PCM which includes maintenance and building insurance.
Ground Rent: £25 PA which is payable half yearly.

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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Flat 1, Philippa House
Bath
BA2 3PY.

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

01225 463006

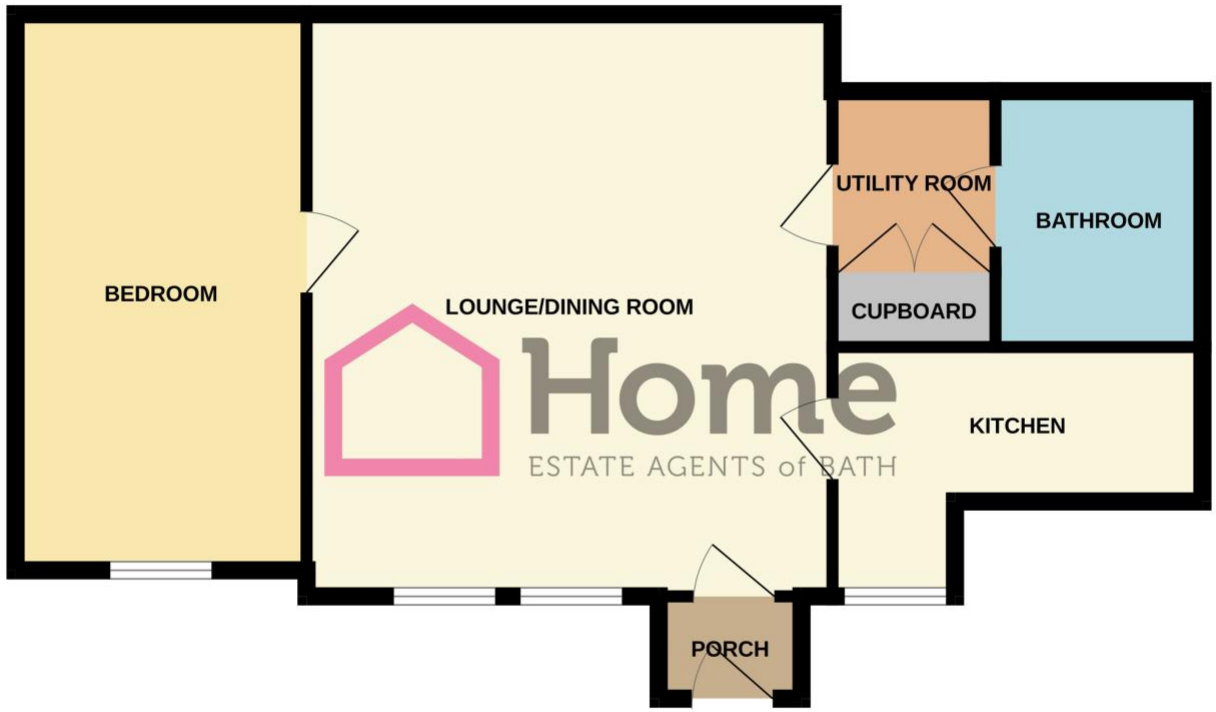
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Home
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GROUND FLOOR



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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