

£225,000

Energy Efficiency Rating: B

St Martins Court, Bath, BA2 5RQ.

Home Estate Agents are pleased to offer this recently upgraded and most spacious, contemporary, one bedroomed ground floor maisonette situated in Combe Down, Bath. The property boasts a large open plan Lounge/Diner/Kitchen, double bedroom, spacious bathroom, double glazing, gas heating (new boiler) and designated off road parking space. NO ONWARD CHAIN.


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Home Estate Agents are pleased to offer this recently upgraded and most spacious, one bedroomed modern ground floor maisonette situated in Combe Down, Bath. The property boasts a large open plan Lounge/Diner/Kitchen, double bedroom, bathroom with separate shower cubicle, double glazing, gas heating (new boiler) and designated off road parking space. This modern, contemporary property is ideally located for Sainsbury's supermarket, local schooling and great access to the City Centre and onward travel to Bristol and beyond. The property in recent years has been let, so would be an ideal investment property or as an owner occupied residence. The property has recently been decorated throughout together with new floor coverings, gas boiler and consumer unit. An early inspection is highly recommended. Please phone 01225 463006 to view this 'No onward chain' property.

Entrance Hall
Entered via composite front door, laminate flooring, radiator, cupboard housing new gas boiler, central heating controls, new fuse box, further store cupboard, large airing cupboard with pressurised tank, slated shelving. Doors to bedroom, bathroom and lounge/kitchen.

Lounge/Kitchen: 9.11m (max) x 3.82m:
Large open plan room with double glazed floor to ceiling picture window to front aspect, laminate flooring, radiator, TV point.
Kitchen Area:
1½ bowl stainless steel sink unit with mixer tap, range of base level cupboards and drawers with matching wall units, fitted Neff double oven with Neff 4 ring gas hob, stainless steel extractor hood with matching stainless steel splashblack, laminate flooring, fitted work surfaces with upstands, integrated dishwasher, space for fridge freezer, radiator, fitted downlights.

Bedroom: 4.55m x 3.69
Spacious double bedroom with double glazed floor to ceiling picture window to front aspect, new carpets, radiator, TV point, wardrobe with double doors, shelving and hanging rail.

Bathroom
White suite of panelled bath with mixer tap and shower attachment, low flush WC, wash hand basin with mixer tap, walk in shower cubicle with sliding door, white shower tray, 'Mira' mixer shower, tiled walls, extractor fan.

Parking:
Designated parking area.

Agents Notes:
Tenure: Leasehold
Length Of Lease: December 2006 – May 2980
Serving Charges: £980 PA

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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29 St Martins Court
Bath
BA2 5RQ

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

01225 463006

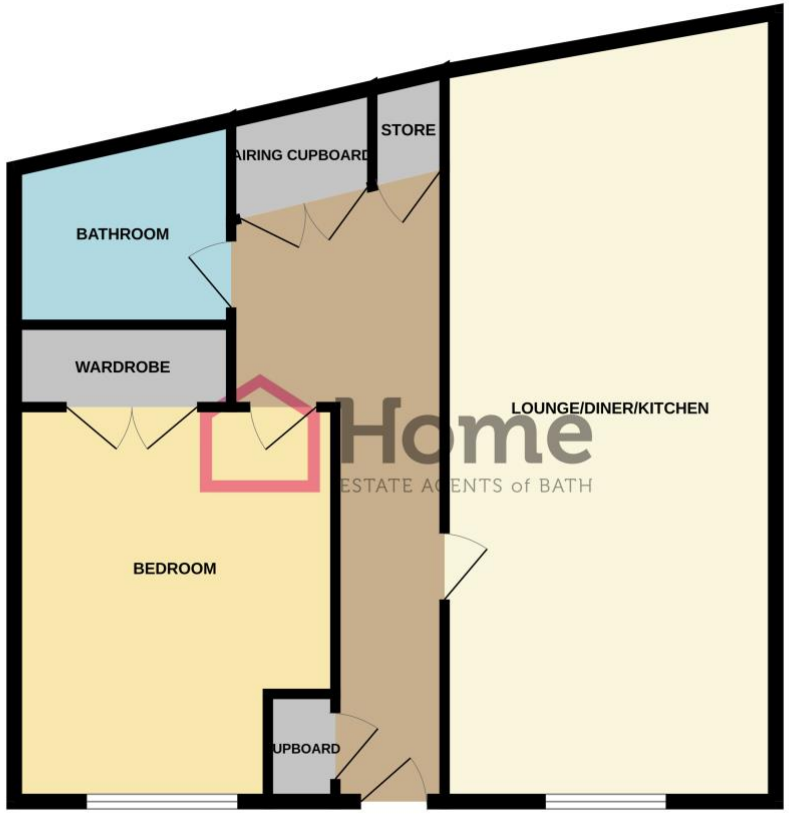
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GROUND FLOOR



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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