



Apartment 2, 64 Lower Bristol Road, Bath. BA2 3BE

An immaculately presented one double bedroom ground floor apartment built in 2019 by Marbleacre Homes. Tucked off the Lower Bristol Road itself, the property is ideally situated for easy access to Bath city centre and has a charming enclosed courtyard garden

Immaculately presented and self-contained ground floor apartment Ideal for investor, single professional or 1st time buyer
Tall ceilings with large DG windows Stylish, contemporary fitted kitchen Double bedroom with ensuite shower room
Gas Central Heating Charming Courtyard Garden No onward chain EPC - B

Offers Above **£225,000**

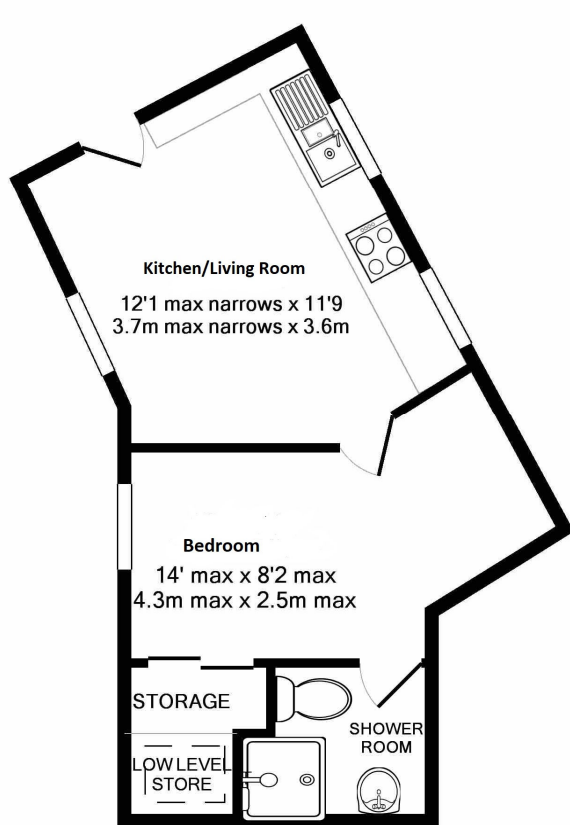
DESCRIPTION

Newly built in 2019 by Marbleacre Designer homes this charming ground apartment is tucked away, self-contained and will suit a myriad of potential buyers be they investors, single professional or first time buyers. One of only five others in this exclusive development sympathetically styled to match the surrounding Victorian and Edwardian homes. Immaculately presented in light bright and neutral colours the apartment enjoys tall ceilings and large double glazed windows. It is also double glazed boasting one double bedroom with an en-suite shower room and an elegant and contemporary fitted kitchen/Living room with fitted appliances (including fridge/freezer, slimline dish washer and washing machine). Excellently positioned with level access within walking distance of the city centre this is an exciting opportunity (with no onward chain) in a bustling, rapidly evolving residential and commercial district on the very edge of central Bath. Tenure - Leasehold 999 years from 2019. Maintenance Charge £1000 PA. Council Tax Band A.

LOCATION

The property is ideally situated for access to Bath Riverside, Green Park (with farmers market, restaurant, Coffee bar and Sainsbury's supermarket) and the proposed *Bath Quays Bridge* to the city centre (pictured on front) and further regeneration development. Alternatively, nearby Moorland Road offers the more traditional charm of a small high street with a variety of local shops). Bath Spa Railway Station is with 2/3 miles' level walk (offering regular intercity rail services from Bath means that Bristol can be reached in less than 20 minutes & London Paddington in less than one and a half hours) and Oldfield Park station provides further local services





to Bath Spa and Bristol (including MOD Abbeywood). There is a choice of doctors' surgeries in the area, a dental practice and a selection of local schools. Georgian Bath, is a historic city with two universities and world renowned for its Georgian architecture. The M4 can be reached at Junction 18 (10 miles north of the city) and provides excellent road links to London, Bristol, South Wales and the Midlands. Bristol International Airport is just 20 miles away.

DIRECTIONS

From Queen Square follow the road from the bottom left corner towards Green Park. Filter right over the Midland Bridge, following the road straight on at the traffic lights and turning left on to the Lower Bristol Road. 64 Lower Bristol Road will be found on the right hand side. The site folds around the corner (to the right) into Cheltenham Street.

FLAT 2 LOWER BRISTOL ROAD, BATH. BA2 3BE
TOTAL APPROX. FLOOR AREA 335 SQ.FT. (31.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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