



Set within this impressive Bath stone building located in the Eldon Square Conservation area is this well-planned 2 bedroom apartment. The apartment is located within a short-walk of the vibrant town centre with the riverside bars and restaurants of the Oracle and the mainline station. Enjoying a 3rd floor position and featuring a triple aspect open-plan living room with a well-equipped kitchen area and double doors that open to a sizeable private roof terrace. There is an allocated parking space in the gated residents parking area and the setting provides easy access to the hospital, A329 (M) and local bus routes. The apartment will appeal to owner occupiers and investors and is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 2 Bedrooms
- Triple aspect open-plan living room opening to private roof terrace
- Well-equipped kitchen area
- Gated residents parking
- Walking distance to hospital and mainline station
- No onward chain





Council tax band D

Council- RBC

Additional information:

Parking

The property has an allocated space in the gated residents car park which is accessed via Orts Road.

Lease information.

Years remaining: 103 years

Service charge: £2469

Ground rent: Peppercorn

Lift service.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

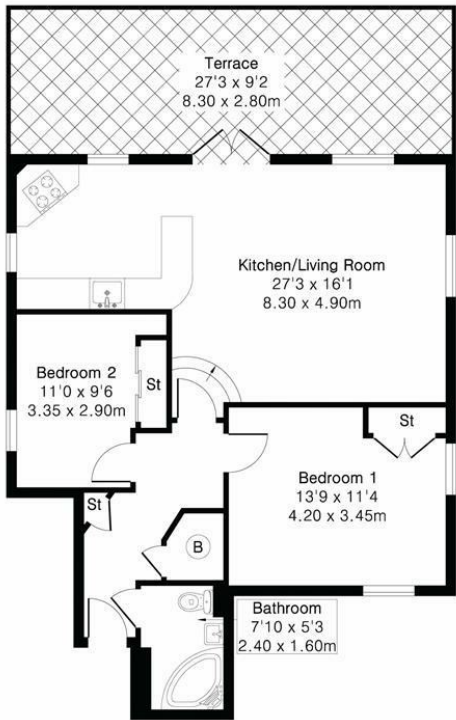
The property is located in a conservation area.

The property is located on the third floor and accessed via communal stairs and a lift. The lift is currently out of order.



Floorplan

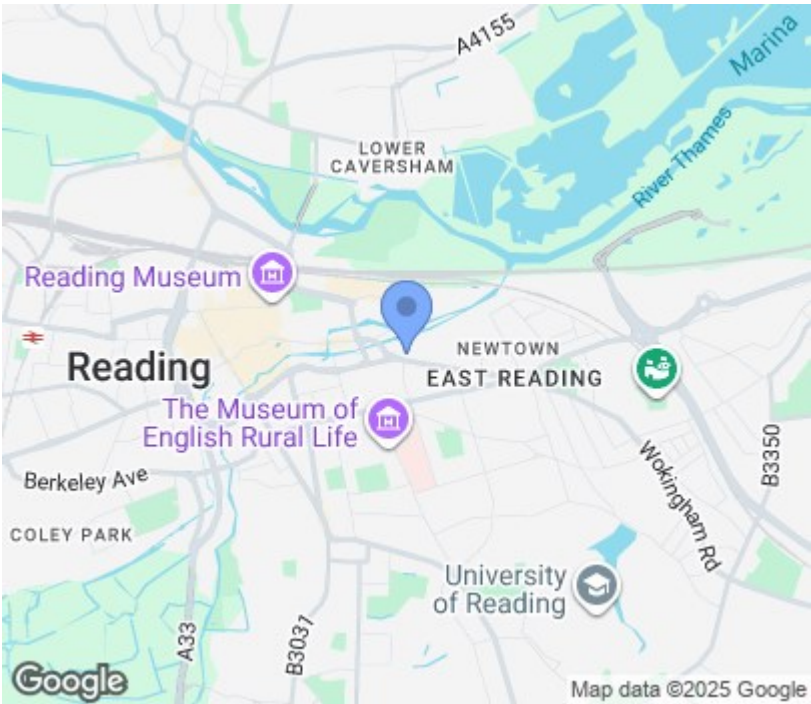
Approximate Gross Internal Area 755 sq ft - 70 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.