

11 Marlborough Buildings
Bath, BA1 2LX

£410,000



PREDESIGN D

THE OLD MEETING HOUSE SOUTH PARADE, FROME, BA11 1EJ

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This property provides an incredible opportunity to purchase a fabulous flat in this highly sought after street overlooking the Royal Crescent and it's gardens. This wonderful flat has been modernised by an award winning architect and this property makes amazing use of the site topography to maximise the stunning views across the city. The floor-to-ceiling windows allow all the main rooms to take advantage of the outlook, while the open stairwell and gallery provide a dramatic sense of space and light to the interiors. Floor to ceiling windows lead from the main living area to a large balcony. Providing an intimate connection between inside and outside, a viewing is essential to appreciate this spectacular property.

DESCRIPTION

ACCOMMODATION

LIVING ROOM 30' 9" x 22' 4" (9.37m x 6.81m)
A fabulous open plan living room - hard wood floors, fireplace, french doors to the balcony and amazing views to the south over the city of Bath.

DINING ROOM 21' 2" x 14' 7" (6.45m x 4.44m)
A great area adjoining the living room. Access to the balcony through the french doors and amazing views to the south.

KITCHEN 17' x 14' 4" (5.18m x 4.37m)
State of the art kitchen with all of the latest technology. Six burner gas hob, two electric ovens, dishwasher and granite work tops.

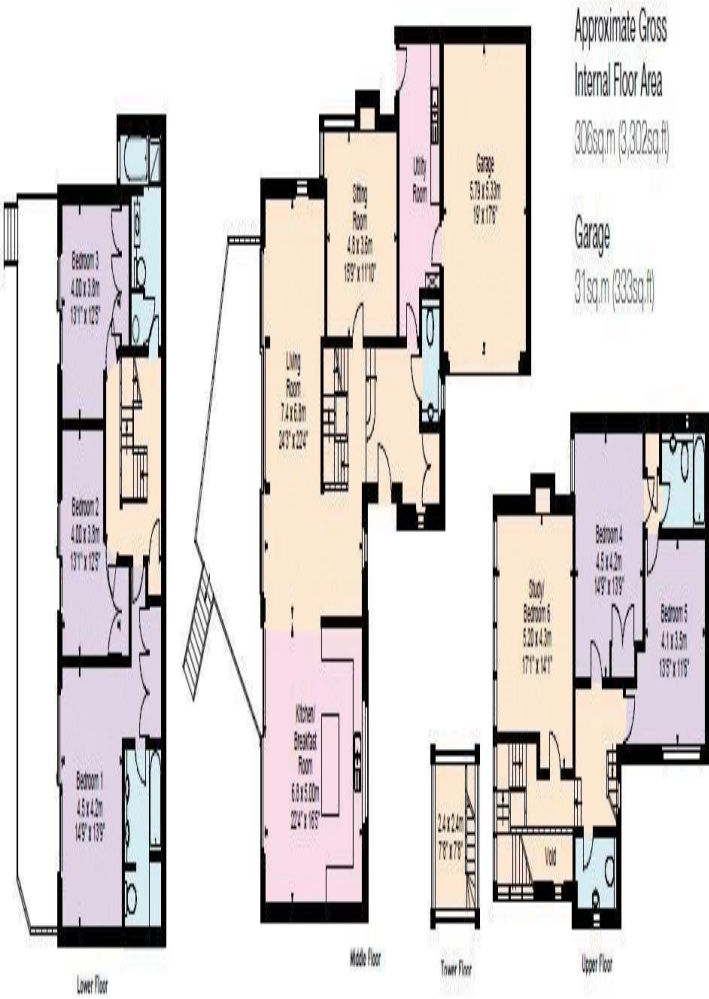
BATHROOM 14' x 8' 3" (4.27m x 2.51m)
Contemporary in design, walk in shower, double sinks, WC, heated marble floors and heated chrome towel rail.

MASTER BEDROOM 22' 4" x 17' 8" (6.81m x 5.38m)
Very spacious master suite with floor to ceiling windows, large walk-in closet and ensuite bathroom.

BEDROOM ONE 14' 1" x 11' 9" (4.29m x 3.58m)
Light and bright room with dual aspect windows and built-in wardrobes.



FLOORPLANS



Energy Performance Certificate (EPC)

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17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012

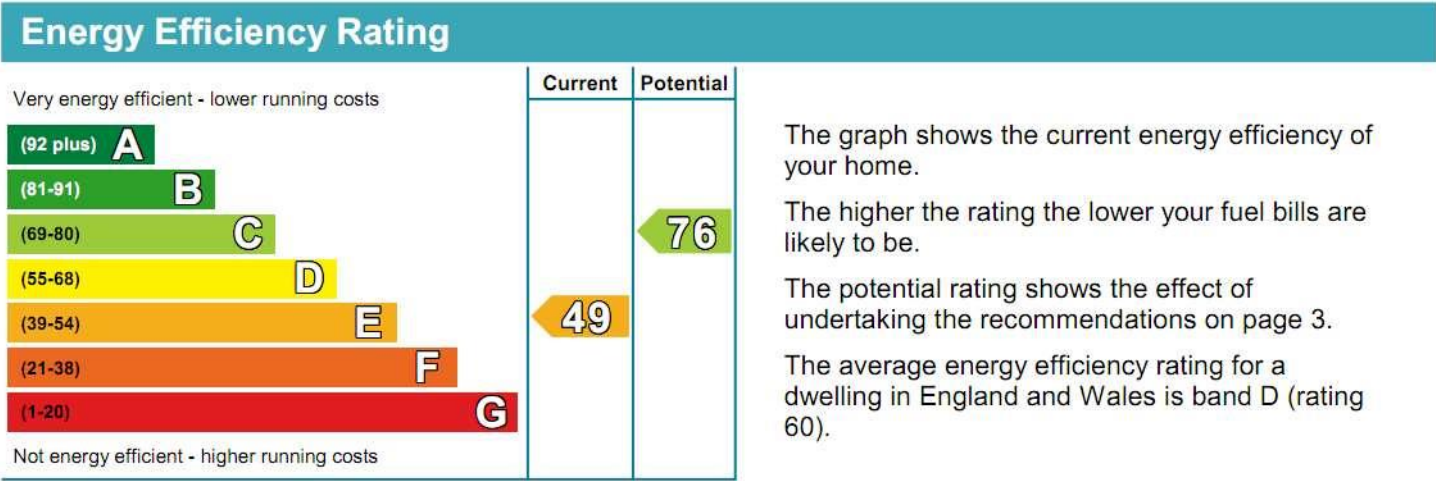
Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	 You could save £2,865 over 3 years
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.