



- A good size ground floor apartment with parking
- Light and airy lounge dining room with dual aspect
- Fitted kitchen with a good range of fitted units
- Two well proportioned double bedrooms, gas central heating
- Master bedroom ensuite and bathroom with shower over bath
- Private allocated parking for one car. Bath city centre 10 miles and Bristol 14 miles



A smart ground floor apartment situated just 10 miles from Bath city centre and 14 miles from Bristol. The apartment boasts a light and airy lounge dining room with dual aspect windows. There is a fitted kitchen with a good range of fitted units and a pleasant outlook. Two good size double bedrooms, the master bedroom enjoys an ensuite shower room and the family bathroom has a shower over bath. Gas central heating and double glazing.

The property is accessed via a communal entrance hallway with intercom door release. To the rear of the building is an allocated parking space and discreet bin store.

The building is managed by Fieldways Management Company. The annual service charge is £916.38. The annual ground rent is £125.00.

**Tenure:** Leasehold  
**Council Tax Band:** B





## Ground Floor

Approx. 61.5 sq. metres (662.5 sq. feet)



Total area: approx. 61.5 sq. metres (662.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given

Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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