



G R E G O R Y S
— E S T A T E A G E N T S —

23 St Martins Court, Midford Road
Bath, BA2 5RQ

£209,950



GREGORYS ESTATE AGENTS - BATH
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Offered to the market with no onward chain, can be found this upper floor, two bedroom apartment, situated in a popular residential area within Odd Down. The property benefits from sizeable room proportions and comprises an entrance hall, a bright & spacious lounge/diner, fitted kitchen, family bathroom, and two double bedrooms, with the primary bedroom benefitting from ample fitted storage. Parking can be found in the form of a single garage within a block, whilst St. Martins Court also offers residents communal gardens & visitor parking. St. Martins Court boasts an excellent location, positioned within a short walk of Odd Down's Sainsbury's Superstore & local amenities nearby. Regular bus routes to both Bath & Bristol can be found outside St. Martins Court, whilst rural countryside walks are also within easy reach. A wonderful first time purchase or investment opportunity, an internal viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL

Doors to rooms, wood effect LVT flooring, fitted storage cupboard.

LOUNGE/DINER 14' 4" x 14' 0" (4.37m x 4.27m)

uPVC double glazed windows to front aspect, two night storage heaters, entry phone, thermostat.

KITCHEN 9' 0" x 9' 1" (2.74m x 2.78m)

A selection of matching base units with work surface over, sink basin with mixer tap & drainer to side, space for fridge freezer, space & plumbing for washing machine, space for freestanding electric oven, tiled splash backs, tile effect vinyl flooring, fitted larder cupboard. uPVC double glazed windows to front aspect.

BEDROOM 1 10' 0" x 12' 5" (3.06m x 3.78m)

uPVC double glazed windows to rear aspect, fitted wardrobes, night storage heater.

BEDROOM 2 9' 1" x 8' 9" (2.76m x 2.66m)

uPVC double glazed windows to rear aspect, night storage heater.

BATHROOM

A neutral three piece suite comprising low level WC, wash hand basin with hot & cold taps, panelled bath tub with electric power shower over, tiled splash backs, wood effect LVT flooring, night storage heater, fitted storage cupboard housing immersion heater, extractor fan.

GARAGE & PARKING

Single garage in a block with up & over door. One allocated parking space. Multiple visitor parking available on first come basis.

COMMUNAL GARDENS

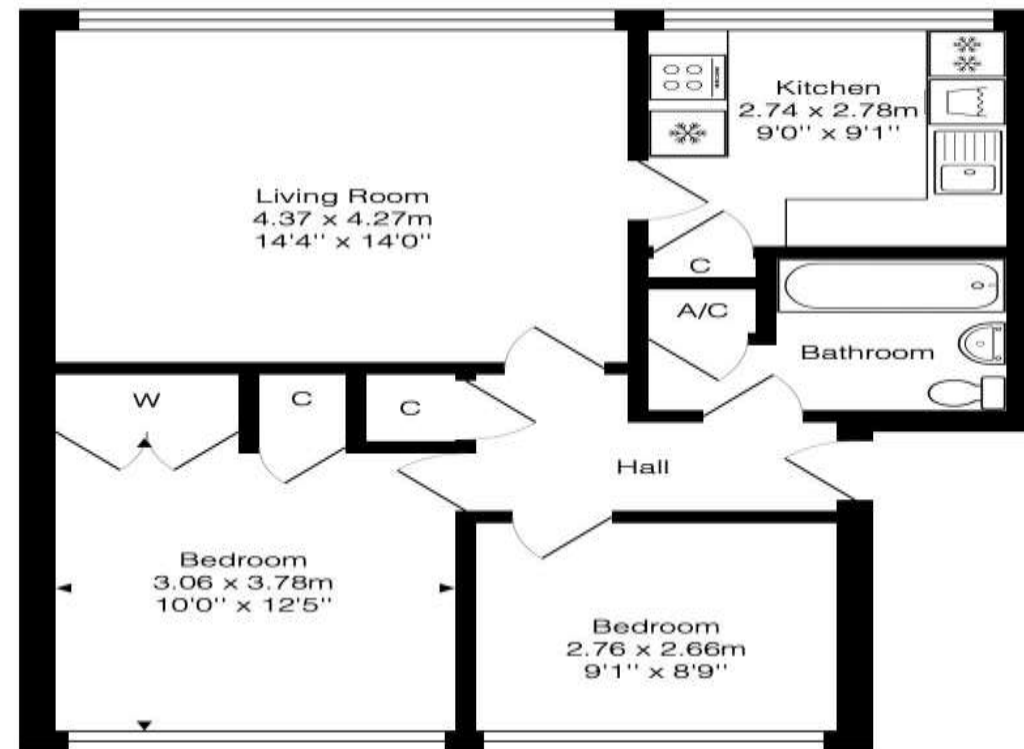
Residents communal gardens laid to lawn enclosed with boundary wall, benefitting from mature flowers & shrubs. Multiple rotary washing lines for residents use.

COMMUNAL ENTRANCE

Secure entrance with intercom system leading to communal stairwell.

EPC RATING E





Total Area: 60.4 m² ... 650 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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