



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

Flat 5, 18 Upper Belmont Upper  
Oldfield Park  
Bath, BA2 3JZ

**£275,000**



Offered to the market with no onward chain is this contemporary one bedroom apartment situated in a prime Bath postcode, within each reach of the city centre & Oldfield Park train station. Having recently benefitted from a complete refurbishment, this stylish home sits within an impressive Georgian villa, resulting in a perfect blend of charm & class. On arrival the first floor apartment welcomes with entrance hall leading through to a bright living space boasting enviable ceiling height & modern sash windows to the front aspect. The contemporary flow of the apartment leads through to an ultra chic kitchen, complete with 'Bosch' appliances & quartz work surfaces. In the opposite direction a comfortable master bedroom can be found with luxury flooring & feature spotlighting. Finally, a statement bathroom completes the accommodation, offering generous walk in shower with rainfall shower head and voguish tiles. A premium apartment with allocated parking, an early viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE

Entrance via communal entrance door by intercom system, stairs leading to the first floor via the communal hallway.

### ENTRANCE HALL

Composite apartment door, radiator, 'Hikvision' touch screen entrance system, stairs leading to shower room, consumer unit, double glazed skylight.

### LIVING ROOM 13' 8" x 11' 7" (4.16m x 3.54m)

Double glazed sash windows to front aspect, radiator, luxury LVT flooring, ceiling coving & feature ceiling rose, spotlighting, open aspect leading to kitchen.

### KITCHEN 11' 7" x 7' 6" (3.53m x 2.28m)

A premium fitted kitchen with contrasting wall & base units with quartz work surface over & matching upstands, undermount sink basin with mixer tap over, 'Bosch' integrated appliances to include electric oven, four ring induction hob with extractor over, tall fridge freezer, slimline dishwasher & 'Indesit' combi washer dryer, 'Worcester' combination boiler, spotlighting, vertical radiator, double glazed sash window to front aspect, luxury LVT flooring.

### BEDROOM 11' 9" x 8' 0" (3.58m x 2.44m)

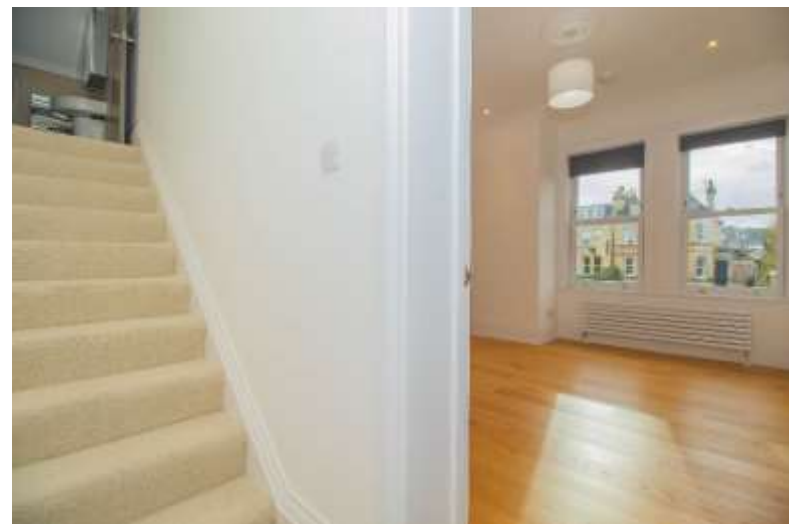
Double glazed sash window to front aspect, radiator, ceiling coving, luxury LVT flooring

### SHOWER ROOM 7' 11" x 6' 4" (2.42m x 1.93m)

A contemporary three piece suite comprising wall hung basin with mixer tap, close cistern WC & large walk in shower enclosure with main fixtures, rainfall shower head & glass screen, vanity unit, chrome towel radiator, large feature mirror, double glazed sash window with frosted glass to side aspect, extractor fan.

### PARKING

One allocated parking space.





Ground Floor  
384 sq.ft. (35.7 sq.m.) approx.



1st Floor  
68 sq.ft. (6.4 sq.m.) approx.

