



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

Apartment 2, 18 Upper Oldfield Park
Bath, BA2 3JZ

£450,000



Offered to the market with no onward chain is this contemporary two bedroom maisonette 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 contemporary home sits within an impressive Georgian villa, resulting in a perfect blend of charm & class. On arrival the stylish accommodation 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. To the lower ground floor, a comfortable primary bedroom can be found boasting a a stunning Ensuite shower room, with rainfall shower and voguish tiles. The lower level hallway offers under stairs storage and leads to a spacious second double bedroom, and contemporary bathroom with shower over bath. A premium apartment with allocated parking, an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALLWAY

Doorways to rooms, stairway leading to lower floor, touch display intercom system, spot lighting, one fitted cupboard housing consumer unit.

KITCHEN

Generous selection of wall units with contrasting base units, quartz worksurface over and matching upstands. Integrated Bosch appliances including fridge freezer, dishwasher, double oven, 4 ring induction hob. Worcester combination boiler concealed in kitchen unit. Extractor hood over hob. 1 double glazed sash window to front aspect, engineered oak flooring and spotlighting with opening into lounge/diner/

LOUNGE/DINER

Selection of double glazed sash style windows to front aspect, two radiators, combination of spot lighting and one central light fitting with ceiling rose and decorative coving.

LOWER GROUND FLOOR HALLWAY

Stairs leading up to first floor with large under stairs storage cupboard including plumbing for washing machine, doors to rooms, spot lighting and designer vertical radiator.

BEDROOM ONE

Two double glazed sash style windows to front aspect, one radiator, spotlighting with door to ensuite.

EN-SUITE

Three piece suite comprising closed cistern WC, wash basin with chrome mixer tap and large walk in shower with rainfall showerhead (mains fitted) and glass door. One chrome towel heater, fully tiled walls and floor, extractor fan, large feature mirror and spotlighting.

MAIN BATHROOM

Three piece suite consisting closed cistern WC, wash basin with chrome mixer taps and panelled bath with chrome mixer taps and rainfall mains fitted shower over glass shower screen, one towel radiator, one feature mirror, one shaving point, one extractor fan, spotlighting and fully tiled walls and floor.

BEDROOM TWO

One double glazed sash style window to front aspect, one radiator and spotlighting.

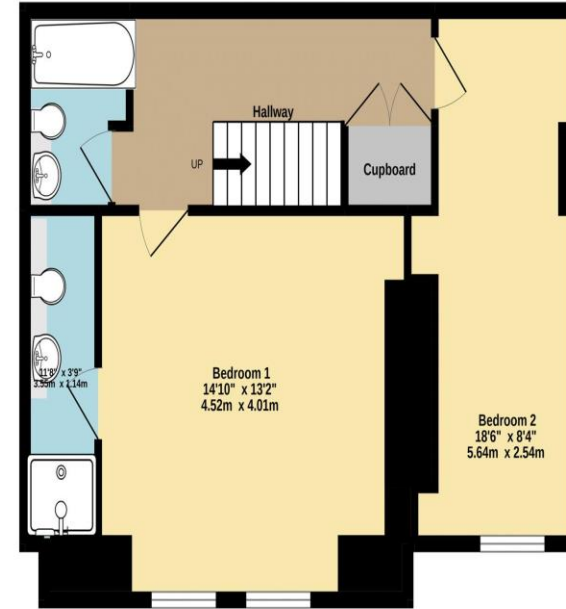
EXTERNALLY

One allocated parking space, bin storage, communal entrance with entry fob system and shared communal storage cupboard.





Basement
529 sq.ft. (49.1 sq.m.) approx.



Ground Floor
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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