







### At a glance:

- Three bedrooms
- Bathroom
- Top floor maisonette
- Walking distance from the city centre
- Period features
- Gas central heating
- No onward chain



A fantastic opportunity to purchase a three bedroom maisonette very close to the centre of the Bath. With views across the city and over 1100 sq ft accommodation the property offers great space and value.

Energy Efficiency Rating E.



## Full Description:

This particular maisonette offers everything you need with three bedrooms, over 1100sqft, views across the city and a short walk to the centre.

The maisonette is set over the three floors. Upon entering the apartment on the first floor, you come to the landing giving you access to, two double bedrooms and a bathroom. The second floor includes another double bedroom and a large open plan kitchen/ling area. The views from here are incredible and cut straight through the centre of the city. Off the living/kitchen area, there is another door leading into the roof space This room can be used as storage or potentially as an office etc.

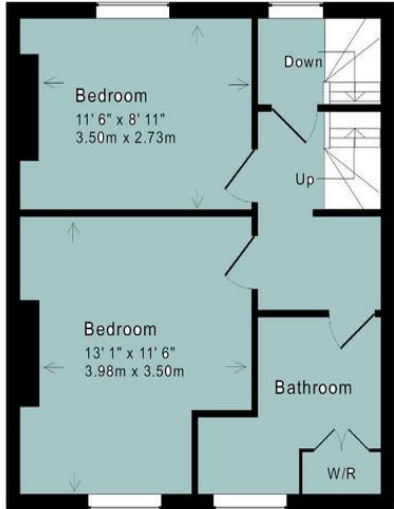
Gas central heating and no onward chain.



## LOCATION

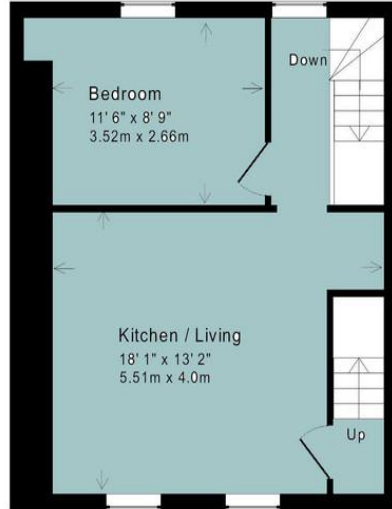
Situated on the popular southern fringes of the City, the property occupies an extremely convenient





**First Floor**

Approx. Gross Internal Floor Area: 1,115 Sq. Ft. / 104 Sq. M  
Includes Attic measured at floor level



**Second Floor**



**Attic**

location within easy walking distance of Bath Spa Station and local amenities in Widcombe High Street, Bear Flat and Moorland Road and a wider range of shopping facilities in the nearby City Centre. There are good public transport links to the University of Bath. Pleasant walks may be enjoyed along the Kennet and Avon Canal towpath near the property and nearby National Trust land surrounding Prior Park. The World Heritage City of Bath itself offers a vast array of cultural, leisure, shopping and sporting facilities. There is an excellent selection of restaurants to suit all tastes. Bath is well supported by commuter links to both Bristol and London (some 10 miles approximately from Junction 18 of the M4 at Tormarton). Bath Spa rail station provides high speed links to London Paddington (90 minutes approximately), Bristol Temple Meads and West Country rail network. Trains depart from Paddington on a half hour basis throughout the day.

**Specification:**

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

**Disclaimer:**

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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