

LETTINGS

01225 303 870

SALES

01225 471 144

lettings@theapartmentcompany.co.uk

sales@theapartmentcompany.co.uk

www.theapartmentcompany.co.uk



THE APARTMENT COMPANY®



Sydney Place City centre apartment

Unfurnished two bedroom courtyard apartment in Sydney Place, a prime location with access to Sydney Gardens close to the Holburne Museum, Sydney Gardens, Henrietta Park and Great Pulteney Street. The recently redecorated accommodation comprises a hallway, sitting room with dining area, well equipped fitted kitchen, two double bedrooms and a newly refitted bathroom. Outside to the front there is a shared paved courtyard and vault and to the rear there is a private courtyard. Communal garden and parking for one car is also to the rear and there is a bicycle/ bin store. Highly Recommended.

RENT **£1,200 pcm**

Close to Sydney Gardens and Henrietta Park

Courtyard apartment | RENT £1,200 pcm | Two Bedrooms | Allocated Parking for one car | Redecorated throughout | Brand new kitchen and bathroom | Council Tax Band: C | Close to City Centre | Available Now |

FRONT COURTYARD/ENTRANCE

Gate and steps leading down to paved shared courtyard area with vault.

HALLWAY

Wood flooring. Telephone point. Wall shelving. Radiator. Door leading to:

BATHROOM

White suite comprising panelled bath with shower and rail over, tiled wall around bath area, pedestal wash hand basin with tiled splashback and shelf over with shaver light socket. WC. Extractor. White heated Ladder towel rail. Tiled flooring.

SITTING ROOM

15' 7" x 12' 3" (4.75m x 3.73m)

Glazed paned door. Wood flooring. Feature marble fireplace with raised hearth. 2 wall lights. 1 Pendant light. TV point. CH thermostat control point. Glazed paned window to rear elevation. Radiator. Archway to: Dining area with wood flooring. Storage cupboard. Feature light fitting for over table. Radiator.

KITCHEN

10' 8" x 6' 7" (3.25m x 2.01m)

Brand new fully fitted grey kitchen: comprised range of wall and base cupboards with wood effect worktops over, stainless steel sink with mixer tap over and drainer, integrated fridge, freezer, dishwasher, oven and four ring hob with extractor fan over. Tiled to splash prone areas. Under cabinet lighting. Tiled flooring. Boiler. Door out to courtyard. Two small windows to side elevation. Feature lighting.

MASTER BEDROOM

18' 2" x 7' 5" (5.54m x 2.26m)

Fitted carpet. Sash window with secondary glazed panel to front elevation. Vent. Radiator. Built in cupboard with hanging rail and shelving unit. Built in wardrobe with hanging rail and shelving over.

SECOND BEDROOM

13' 7" x 7' 6" (4.14m x 2.29m)

Fitted carpet. Sash window with secondary glazed panel to front elevation. Radiator.

REAR COURTYARD/PARKING

Walled enclosed Courtyard with seating area. Water tap. Allocated parking space for one car and gated bin/bicycle store accessed via Daniel Mews to the rear of Sydney Place..





VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE



Lettings

01225 303 870

Sales

01225 471 144

sales@theapartmentcompany.co.uk
lettings@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk

LETTINGS

01225 303 870

SALES

01225 471 144

lettings@theapartmentcompany.co.uk

sales@theapartmentcompany.co.uk

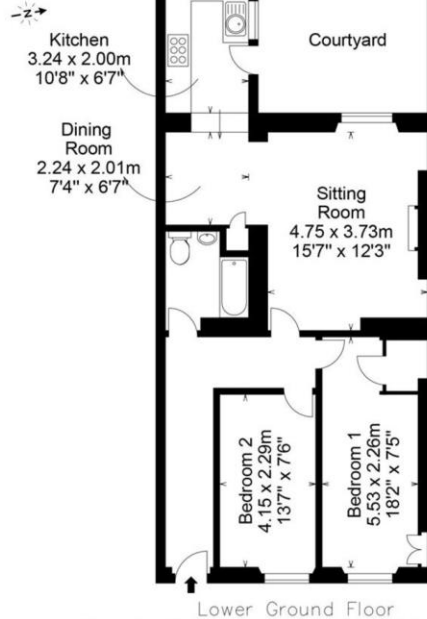
www.theapartmentcompany.co.uk



THE APARTMENT COMPANY®

TOWN & COUNTRY MEDIA

Courtyard Apartment,
11 Sydney Place,
Bath, BA2 6NF
Approx. Gross Internal Area
777 Sq Ft - 72.18 Sq M



Lower Ground Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print www.townandcountrymedia.co.uk © Town & Country Media 2015

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	73 74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	70 70

Reference:
Courtyard Apt, 11 Sydney Place



11 Sydney Place

Courtyard Apartment 10, 11 Sydney Place, Bath, BA2 6NF

RENT

£1,200 pcm

We take every care in preparing our sales details, they are produced in good faith but do not form any part of any contract. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc.; you must satisfy yourself that they operate correctly. Room sizes are approximate; they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, and you must take the advice of your legal representative. The photographs are reproduced for general information only and do not imply that any item is included for sale with the property. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating some distance to view the property.

