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THE APARTMENT COMPANY®



Cleveland Walk Fabulous city views

Located within one of Bath's most prestigious residential areas, and within a short walk of city centre, is this superb Victorian three bedroom apartment which is sure to excite. This elegant property offers generous living space with wonderful views. The property is arranged over the first floor which creates a feeling of light and openness, enhanced by the beautiful wooden parquet flooring. Comprising: sitting/dining room, fitted kitchen, master bedroom with ensuite shower room and walk in wardrobe, an addition two double bedrooms, a family bathroom and communal outside space. Viewing comes highly recommended to avoid disappointment.

RENT **£2,750** pcm

Stunningly refurbished

Unfurnished | PRICE £2,750 | Three double bedrooms | Fabulous city views | First floor apartment | Quiet location | Council tax band E | Approx. 1107 Sq. Ft | Available 7th January 2022|

HALLWAY

Aperta intercom system. Frosted windows. One storage cupboard with shelving. One cupboard housing washer dryer. Wooden parquet flooring. Thermostat.

SITTING/DINING ROOM

18' 0" x 14' 8" (5.49m x 4.47m)

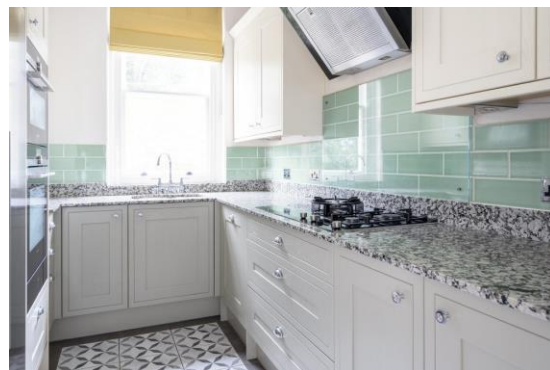
Three sash windows to rear elevation with fitted blinds. Feature fireplace. Fitted alcove shelving. Wooden parquet flooring. Wall lighting. Television, internet and telephone point. Large wall mounted radiator.



KITCHEN

10' 1" x 7' 1" (3.07m x 2.16m)

Fully fitted grey and cream kitchen comprising: range of wall and base cupboards with marble worktops over, 1.5 stainless steel sink with mixer tap over, integrated oven, grill, dishwasher, fridge, freezer, wine cooler and gas and electric hob with extractor fan over. Sash window to side elevation. Under cabinet lighting. Tiled to splash prone areas. Thermostat. Feature lighting.



MASTER BEDROOM

14' 2" x 14' 8" (4.32m x 4.47m)

Three sash windows to rear elevation with fitted blinds. Fixed grey wall panelling with door into the walk in wardrobe and en suite. Wall mounted radiator.

ENSUITE SHOWER ROOM

White suite comprising: walk in shower with rail forested shower head over, low level WC and wash hand basin with dual taps over. Heated towel rail. Wall mounted mirror. Shaver point. Tiled to splash prone areas. Tiled flooring. Spotlighting. Extractor fan.

SECOND BEDROOM

13' 11" x 13' 1" (4.24m x 3.99m)

Two large sash windows to front elevation. Feature fireplace. Wall mounted radiator. Television point.

THIRD BEDROOM

13' 10" x 10' 9" (4.22m x 3.28m)

Two sash windows to front elevation. Wall mounted radiator.





FAMILY BATHROOM

White suite comprising: green panelled bath with hand held shower head and jets, large walk in shower with sliding glass door and rainforest shower head, low level WC and wash hand basin with dual taps and storage below. Two sash windows to side elevation. Green wall panelling. Wall mounted mirror. Shaver point. Tiled flooring. Heated towel rail. Extractor fan. Feature lighting.

OUTSIDE

Communal small patio area.

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE



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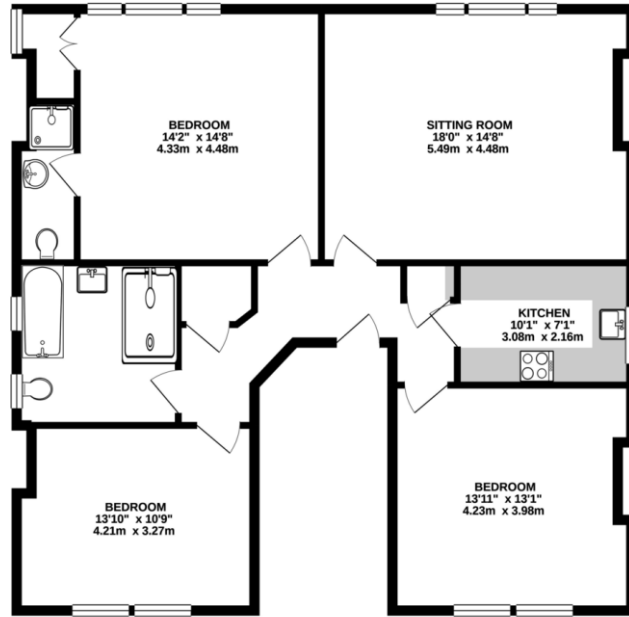
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 COMPANY®

FIRST FLOOR
 1107 sq. ft. (102.9 sq. m.) approx.



TOTAL FLOOR AREA: 1107 sq. ft. (102.9 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, 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 equipment shown hereon have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Hingeage 6/2022



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		78	47
	EU Directive 2002/91/EC		

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		78	43
	EU Directive 2002/91/EC		



Cleveland Walk

Bath, BA2 6JS

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.

