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THE APARTMENT COMPANY®



The Tramshed Spectacular ground floor apartment

The Apartment Company are delighted to bring this attractive and unique property to the market. Centrally located, this apartment is situated by the river with glorious dual aspect views to be further enjoyed from its south facing balcony. Comprising: Open plan sitting room and dining room, kitchen, three bedrooms, master with en-suite and a further bathroom. Well-presented and beautifully maintained, it's a rare opportunity that apartments in this sought-after building come to the market. Boasting gated private parking, underground storage, and an onsite resident manager this is one not to miss.

£725,000 to £775,000

Spacious and unique central apartment

Three bedrooms | Ground floor | Beautiful views over the River Avon | Gated community | Central location | Private parking space | Balcony | Residential manager | Approx. 947 Sq. Ft.

HALLWAY

Front door leading into hallway. Floating shelving. Thermostat. Door to airing cupboard with shelving and hot water tank. Door to storage cupboard housing boiler.

SITTING ROOM

26' 7" x 20' 0" (8.1m x 6.1m)

Large sitting room with space for dining area. French doors to balcony with views of the River Avon. Four casement windows. TV point. Spotlights. Cream carpet.

KITCHEN

9' 8" x 8' 4" (2.95m x 2.54m)

Range of duck egg blue wall and base units with white granite worktops over. Built in microwave and electric fan over. Four ring gas hob with extractor fan over. Integrated washer/ dryer and dish washer. Stainless steel sink with drainer and mixer tap over. Entry phone.

MASTER BEDROOM

12' 11" x 11' 2" (3.94m x 3.4m)

Built-in double wardrobe. Three casement windows. Cream carpet. Door to en-suite.

ENSUITE

White suite comprising: walk in shower with dual shower heads, low level WC, wash hand basin with storage under and vanity cabinet above. Heated towel rail. Extractor fan. Marble effect walls. Tiled flooring.

SECOND BEDROOM

12' 4" x 8' 7" (3.76m x 2.62m)

Double bedroom. Built-in wardrobe. Two casement windows. Cream carpet.

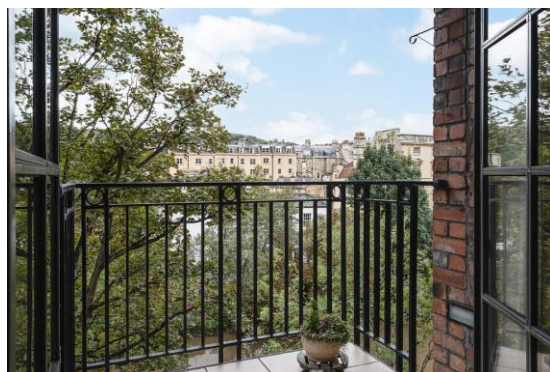
THIRD BEDROOM

8' 4" x 7' 6" (2.54m x 2.29m)

Spacious bedroom. Single casement window. Cream carpet.

BATHROOM

White suite comprising: panelled bath with shower over, low level WC, wash hand basin with vanity cabinet above. Heated towel rail. Extractor fan. Tiled walls and flooring.





ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Years Remaining: 124
Management Company: HML group
Service Charge: £3,637.32 per annum
Ground Rent: £200 per annum
Council Tax Band: F
Local Authority: Bath and North East Somerset
Parking: Allocated parking space

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE



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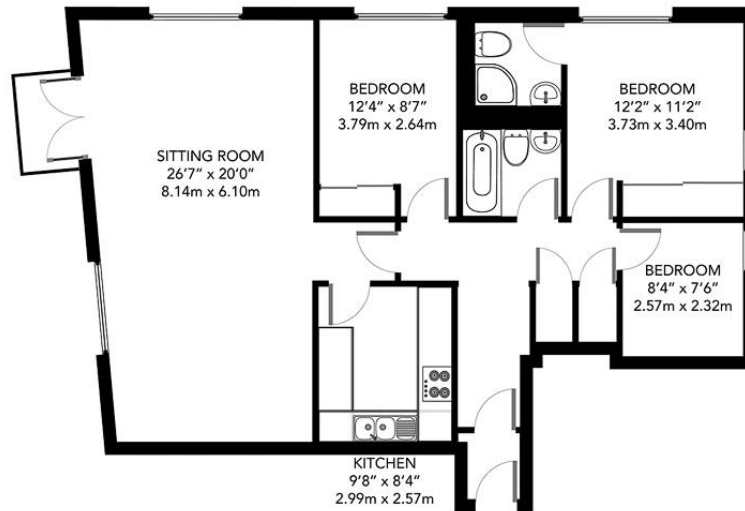
THE APARTMENT
COMPANY®

The Tramshed, Beehive Yard, Bath, BA1 5BB
Total Area: 947 sq.ft. (88 sq.m.)

FIRST FLOOR



THE APARTMENT COMPANY®
The Apartment Specialists



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 such 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. Focus Property Marketing 2021



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Tramshed

The Tramshed, Beehive Yard, Bath, BA1 5BB

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