

SALES

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LETTINGS

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## THE APARTMENT COMPANY®



### Suffolk House Ground floor apartment

Nestled within Suffolk House is a charming, light and airy apartment, benefitting from its own private entrance and a large courtyard garden. The property has a delightful sitting room to the front, with a door leading to the courtyard, a fully fitted kitchen, two double bedrooms one with en suite bathroom, a further single bedroom, dressing room/study and family bathroom. Externally the apartment has its own courtyard together with mature communal gardens and private allocated parking for two cars. This apartment would make a wonderful family home and investment property. Viewing is highly recommended.

£435,000 to £475,000

# Quiet and picturesque

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Victorian apartment | Three bedrooms | Study/dressing room | Private patio area | Communal gardens |  
Allocated parking | Spacious property | Approx. 1,216 Sq. Ft. |

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## ENTRANCE HALL

Wall mounted radiators. Wooden flooring. Smoke alarm. Alarm system.

## SITTING/DINING ROOM

**23' 4" x 15' 10" (7.11m x 4.83m)**

Door out to communal garden. Sash window to side elevation with secondary glazing. Sash window to rear elevation with secondary glazing. Electric fireplace. Three wall mounted radiators. Wall lighting. Wooden flooring.

## KITCHEN

**11' 9" x 6' 7" (3.58m x 2.01m)**

Fully fitted white kitchen comprising: range of all and base units with marble effect worktops over, 1.5 stainless steel sink with mixer tap and drainer, integrated fridge, freezer, grill, oven and four ring gas hob with extractor fan over. Tiled to splash prone areas tiled flooring. Spot lighting. Smoke alarm.

## HALLWAY

Storage cupboard housing boiler, hot water tank and fuse box. Wall mounted radiator. Smoke alarm. Thermostat. Wooden flooring.

## MASTER BEDROOM

**14' 6" x 13' 9" (4.42m x 4.19m)**

Sash window to rear elevation. Built in wardrobe. Wall mounted radiators. Fire alarm.

## ENSUITE

White suite comprising: large walk in shower with glass door, low level WC and wash hand basin with mixer tap over. Half frosted sash window to rear elevation. Heated towel rail. Tiled to splash prone areas. Shaver point.

## SECOND BEDROOM

**14' 6" x 8' (4.42m x 2.44m)**

Sash windows to side elevation. Built in wardrobe. Wall mounted radiators. Wall lighting.

## THIRD BEDROOM

**10' 1" x 7' 7" (3.07m x 2.31m)**

Sash window to rear elevation with secondary glazing. Built in wardrobe. Small cupboard. Wall mounted radiators. Shelving.

## STUDY/DRESSING ROOM

**10' x 4' 9" (3.05m x 1.45m)**

Small window to side elevation. Wall mounted radiator. Spot lighting. Fire alarm. Internet point.





#### BATHROOM

White suite comprising: panelled bath with glass screen and shower head, low level WC and wash hand basin with mixer tap over. Space and plumbing for washing machine. Tiled to splash prone areas. Wall mounted mirrored vanity unit. Heated towel rail. Tiled flooring. Spotlighting. Extractor fan.

#### ADDITIONAL INFORMATION

Tenure: Leasehold  
Length of lease: 988 years remaining  
Management Company: HML Chilton  
Service Charge: £1,849 per annum  
Ground Rent: £250 per annum  
Local Authority: BANES  
Council Tax Band: D  
Parking: Two allocated spaces

#### VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company  
4 Queen Street  
Bath  
BA1 1HE

#### Sales

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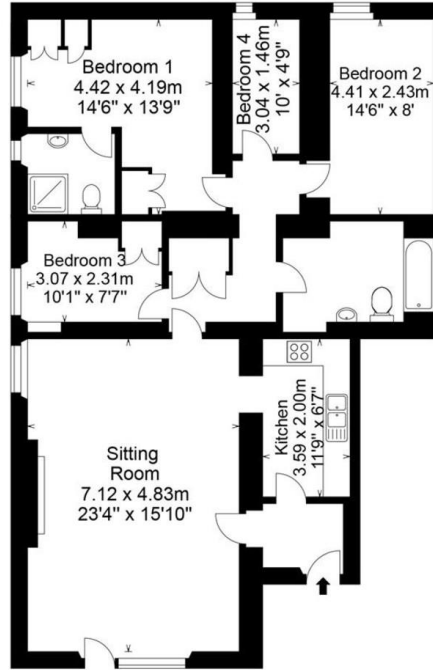


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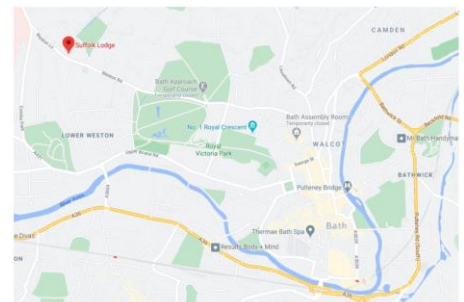
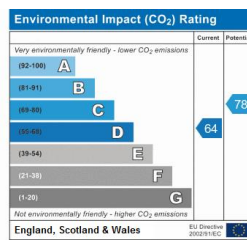
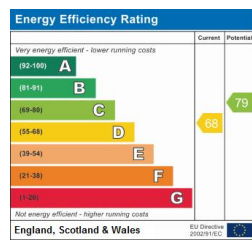
TOWN &  
 COUNTRY  
 MEDIA

Weston Lane,  
 Bath, BA1 4AB  
 Approx. Gross Internal Area  
 1216 Sq Ft - 113.64 Sq M



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



## Suffolk House

Weston Lane, Bath, BA1 4AB

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