

SALES

01225 471 144

LETTINGS

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lettings@theapartmentcompany.co.uk  
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## THE APARTMENT COMPANY®



### Bellhanger Court Top floor apartment

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Nestled on the northern slopes of Bath, lie this superb top floor apartment with a fantastic panoramic view across Bath. With the added benefit of a private roof terrace, perfect for al-fresco dining, this property is not one to miss. Comprising: spacious sitting room with access to the roof terrace, fitted kitchen with integrated appliances, master bedroom with fitted wardrobes, an additional second double bedroom and stylish shower room. We anticipate high levels of interest so early viewing is highly recommended.

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£285,000 to £315,000

# Close to all local amenities

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Modern apartment | Two double bedrooms | Private roof terrace with panoramic views | Top floor apartment | Spacious and light | Central location | Newly refurbish bathroom | Communal storage room with lockable storage for bikes | Approx. 587 Sq. Ft. |

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## HALLWAY

Entry phone. Fuse box. Smoke detector. Spotlighting. Cupboard housing boiler. Wood effect flooring.

## SITTING ROOM

**14' 8" x 12' 9" (4.47m x 3.89m)**

Windows to front and side elevation which offer stunning, panoramic views across bath. Built in storage shelving and cupboards. TV point. Spotlighting. Wall mounted radiator.

## KITCHEN

**9' 4" x 7' 5" (2.84m x 2.26m)**

Fully fitted kitchen comprising: range of wall and base cupboards with granite effect worktops over, stainless steel sink with mixer tap and drainer, integrated fridge, freezer, over and four ring electric hob with extractor fan over, space and plumbing for washing machine and dishwasher. Double glazed sash window to side elevation. Loft access.

## MASTER BEDROOM

**12' x 11' 2" (3.66m x 3.4m)**

Two double glazed sash windows to side elevation. Spacious double bedroom with built in wardrobes. TV point. Wall mounted radiator.

## SECOND BEDROOM

**12' 11" x 10' (3.94m x 3.05m)**

Two double glazed sash windows to side elevation. Wall mounted radiator.

## SHOWER ROOM

White suite comprising; large walk in shower with rainforest shower head and sliding glass door, low level WC and wash hand basin with tap mixer tap over set in vanity unit. Skylight window. Chrome heated towel rail. Recessed shelving. Built in base and wall cabinets with fitted mirror. Shaving point. Spotlighting.

## ROOF GARDEN

Spacious roof terrace to front elevation with stunning views across Bath. Space for dining. Metal and glass banister. Wooden flooring.





#### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Years Remaining: 965 years from 2018  
Management Company: Bellhanger residents association  
Service Charge: £900  
Ground Rent: £1  
Council Tax Band: B  
Local Authority: BANES  
Parking: Residents permit parking

#### VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company  
4 Queen Street  
Bath  
BA1 1HE



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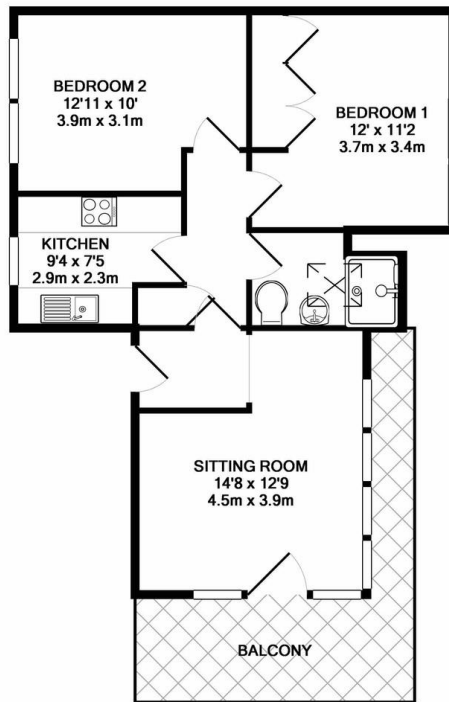
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TOTAL APPROX. FLOOR AREA 587 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



## Bellhanger Court

Morford Street, Bath, BA1 2RD

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