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01225 303 870

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THE APARTMENT COMPANY®



Marr House Ground floor apartment

We are delighted to bring to the market this modern ground floor, two bedroom apartment - a recently converted development, conveniently situated and quietly tucked away. The clean, bright accommodation comprises: sitting room, kitchen, master bedroom, second bedroom/study and bathroom. Benefiting from allocated parking space, a level walk into the city centre and close to all local amenities. This property would be the perfect first home or city pad, not one to miss.

£300,000 to £330,000

Perfectly situated for easy city living

Modern apartment | Two bedrooms | Light and bright | Ground floor apartment | Allocated parking space | Level walk to centre | Close to amenities | Approx. 481 Sq. Ft. |

SITTING ROOM

15' 2" x 16' 9" (4.62m x 5.11m)

UPVC window to front elevation. Wood laminate flooring. Wall mounted electric heater. Phone point. Central spotlight. Smoke alarm. Entry phone. Cupboard housing hot water tank.

KITCHEN

8' 1" x 7' 2" (2.46m x 2.18m)

Fully fitted kitchen comprising: white and grey wall and base cupboards with marble effect worktops over with upstands, 1.5 stainless steel sink with mixer tap and drainer, integrated fridge freezer, washing machine/dryer, oven and four ring ceramic hob with extractor fan over. Ceiling spotlights. Slate effect vinyl flooring.



MASTER BEDROOM

11' 3" x 9' 4" (3.43m x 2.84m)

UPVC window to front elevation. Wall mounted electric heater. Central pendant light. Pale grey carpet



SECOND BEDROOM

8' 8" x 9' 4" (2.64m x 2.84m)

UPVC window to front elevation. Wall mounted electric heater. Television point. Pendant light. Pale grey carpet.



BATHROOM

White suite comprising panelled bath with glass shower screen and shower head over, low level WC and wash hand basin with mixer tap. Tiled walls. Heated towel rail with timer. Extractor fan. Spotlights. Vinyl flooring.



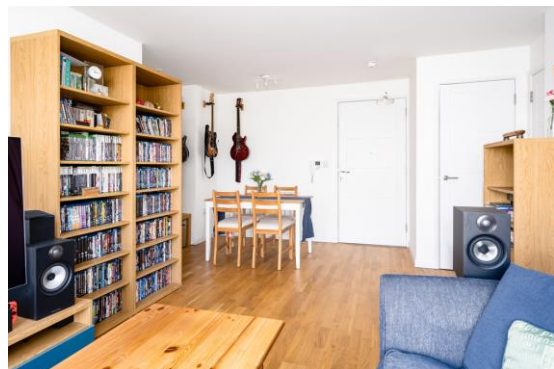
ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Years Remaining: 119 years
Management Company: Marr House Management Company
Service Charge: £1,966 per annum
Ground Rent: £300 per annum
Council Tax Band: B
Local Authority: BANES
Parking: One space

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE



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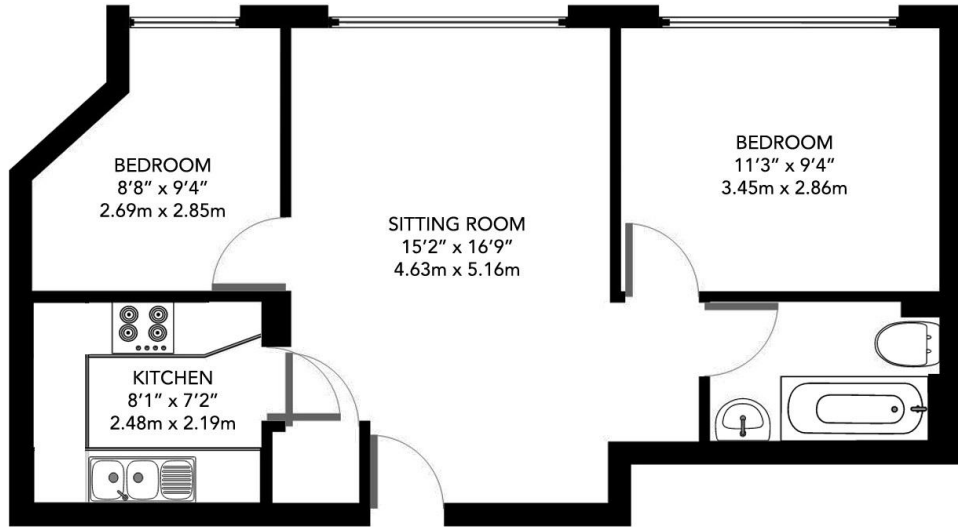
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GROUND FLOOR

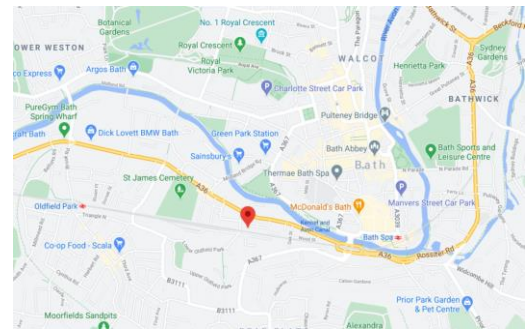


TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marr House

Bath, BA2 3BH

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