

# whiteley helyar



530 ft<sup>2</sup>



1 bedroom



bathroom



allocated  
parking  
space

Guide Price                      £260,000

26 Mulberry Way, Combe Down, Bath, BA2 5BU

## DESCRIPTION

A beautifully appointed one bedroom apartment with the benefit of an allocated parking space, in this highly regarded development in the heart of Combe Down. On the second floor, the flat offers open plan living to a modern kitchen with integrated appliances, and boasts lovely views over the green to the rear.

## ACCOMMODATION

Open plan sitting/dining/kitchen  
Modern fitted kitchen with integrated appliances  
Double bedroom with built-in triple wardrobe  
Contemporary bathroom  
Entrance hall with utility cupboard

## EXTERNALLY

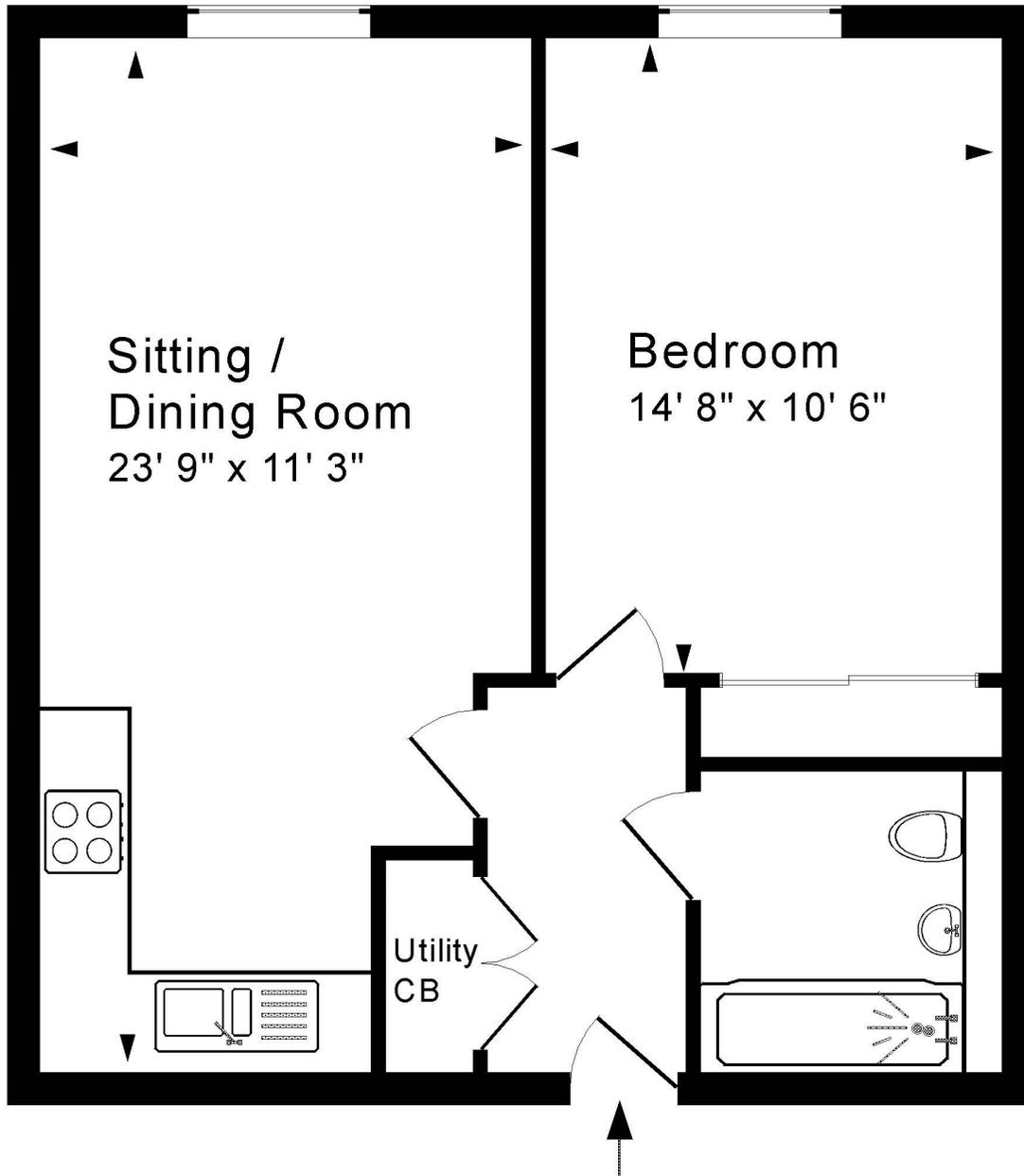
The flat has the benefit of an allocated parking space, to the rear of the building, along with both a bike store and bin store.

## LOCATION

The Hub is just down the road which provides a café, work and meeting spot. The flat is also within easy walking distance of Combe Down village amenities (which include a post office, various shops, churches, GP practice, veterinary practice and several pubs); and Monkton Combe, Combe Down Primary, Ralph Allen and Prior Park schools are close by. It is just a short drive, and is well served by a frequent bus service, to the centre of Bath some 2 miles north, whilst lovely country walks are on your doorstep.







Approx. Gross Internal Floor Area 530 Sq. Ft. / 49 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number: 172-0680  
 26 Mulberry Way, Come Down, Bath, BA2 5BU.

**Tenure:** Leasehold - 999 yrs from Aug 2018  
**Service Charge:** £1,262.00  
**Ground Rent:** £217.50  
**Council Tax Band:** 'A' - £1,339.04

