

whiteley helyar



670 ft²



2 bedrooms



shower room &
separate W.C.



garage

Guide Price

£350,000

12 Cleveland Court, Bathwick Hill, Bath, BA2 6JY

A purpose built, two double bedroom ground floor apartment, located on the renowned Bathwick Hill, with a single garage, communal gardens, fabulous panoramic views and no onward chain. The flat has the further benefit of direct access on to the gardens and, being at the front for the block means that all principle rooms can enjoy those stunning views.

ACCOMMODATION

Sitting/dining room with access to the communal gardens
Modern kitchen with integrated appliances
Two double bedrooms
Shower room with separate W.C.

EXTERNALLY

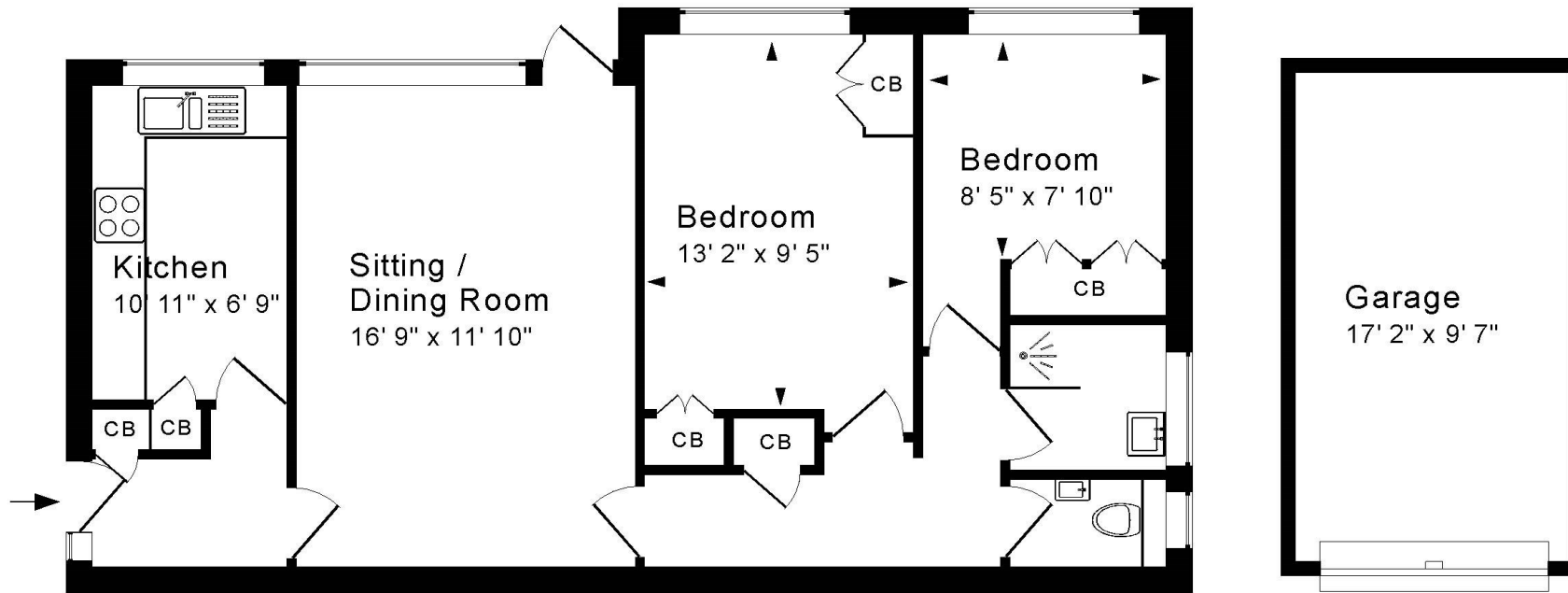
The apartment stands in extensive, very well-maintained communal gardens, accessed directly from the flat, and offering wonderful views over the city. The property has the benefit of a good-sized single garage under the rear block of apartments, and there is shared residents parking in addition to this.

LOCATION

Bathwick Hill is a highly convenient and sought after street in Bath, lined with historic properties, leading up from the A36 towards the University of Bath, with wonderful views over the city. There is a Tesco Express and coffee shop close to the flat, whilst the centre of Bath (with its railway station and countless excellent shops and amenities) is only a short half a mile or so walk away - also served by a regular bus service. Wonderful scenic walks are available nearby across National Trust land, as well as along the Kennet & Avon canal.







Ground Floor

Approx. Gross Internal Floor Area 670 Sq. Ft. / 62 Sq. M

Excludes Garage

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Drawing Number: 172-0768

12 Cleveland Court, Bathwick Hill, Bath, BA2 6JY.

Tenure: Leasehold
Term: 999 years from 25/12/1963
Ground Rent: Approx. £8.40 PA
Service Charge: £1,400 PA
Council Tax Band: 'D' - £2,107.05

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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