



**Second Floor Flat, 66 Lower Oldfield Park,
Bath, BA2 3HP**

£210,000

Incredible panoramic city views from the 20ft x 10ft sitting/dining room in this second floor no chain late Victorian apartment. Superbly convenient for city access yet tucked away overlooking green space to the front, this generous central flat offers; open plan reception space with fitted kitchen off, a spacious dual aspect double bedroom with fitted storage, a white four piece bathroom and even communal garden access. Retained character features, huge amounts of eaves storage space, gas central heating and Moorland Road shops just up the road. On street permit parking. Sole Agents

- Stunning city views
- No chain
- 20ft x 10ft sitting/dining room
- Retained character
- Ideal for city access



Property Description

ENTRANCE HALL Panelled front door on mezzanine from communal halls then stairs to upper landing, entryphone, cloaks cupboard.

SITTING/DINING ROOM Two rear Velux skylights, side sash window, original fireplace with cast iron inset and fitted gas fire, radiator, eaves access points, archway to kitchen.

KITCHEN Side sash window, base and wall units with worktops and inset sink/drain, plumbing for washing machine and dishwasher, fitted fridge/freezer, inset gas hob with hood over and oven under, wall mounted gas combination boiler, part tiled walls.

BEDROOM Front Velux skylight, side sash window, radiator, built in wardrobe and cupboard, eaves access points.

BATHROOM Front Velux skylight, corner shower cubicle, panelled bath, low level W.C, handbasin, heated towel rail, extractor fan, part tiled walls, shaver point.

COMMUNAL GARDENS To the rear, the left hand side of the rear gardens is shared between the two upper flats in the building.

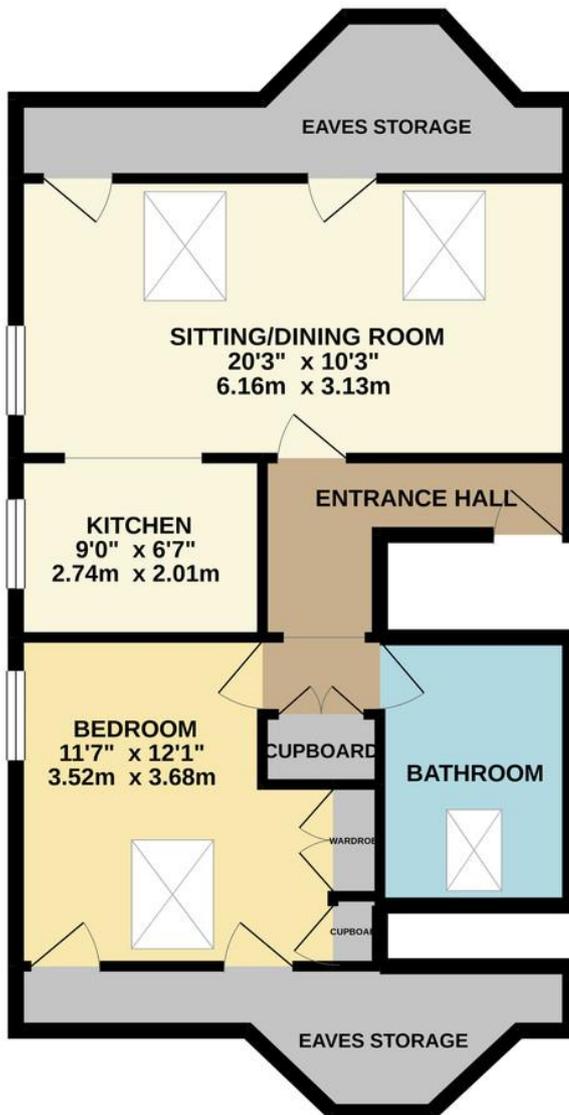
AGENTS NOTES

We are informed by the managing agents that the property will be granted a brand new 999yr lease on completion and monthly management charges are likely to be in the region of £100 per calendar month. There are three other flats in the building.

Desirable detached and semi detached residences like these on the outskirts of the city centre were widely advertised in the 1880's and 1890's (taken from The History of Bath by Graham Davis & Penny Bonsall). The houses on what is now Lower Oldfield Park are listed in Bath directories from 1882 - the address at the time was just "Oldfield Park" and covered what is now both Upper and Lower Oldfield Park. This section of the road was constructed from 1885 onwards and this particular property was No2 Enmore Villas. Neighbouring homes were named as The Lilies, Silverdale, Inglenook, Dunbar House and Dirleton. In 1895, the occupier at this property was Mrs Letitia Sandford, followed by a Mr Edward A Pink by 1902.



SECOND FLOOR
690 sq. ft. (64.1 sq. m.) approx.



TOTAL FLOOR AREA : 690 sq. ft. (64.1 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 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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Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment