

Mount Road

Southdown, Bath, BA2

Offers in excess of:
£240,000

Madison Oakley



- First Floor
- 576sqft
- Two double bedrooms
- Dual aspect sitting room/kitchen
- Three piece modern bathroom
- No chain
- Communal garden
- Off street parking space
- Excellent EPC score
- Residential or investment opportunity

Ideally located for local shops and bus routes, this 576sqft first floor two double bedroom apartment offers a perfect package of well maintained accommodation, an off street parking space, share of freehold, excellent energy efficiency and a communal garden.



With its own front door, the flat comprises of a spacious hall and landing with storage areas, a dual aspect open plan kitchen/sitting room, two double bedrooms and a three piece white bathroom. Only one neighbour downstairs.

A superb city base for residential buyers but also suitable for investors as the lease allows all types of letting.

EPC rating C
Council tax band B
Tenure Share of Freehold

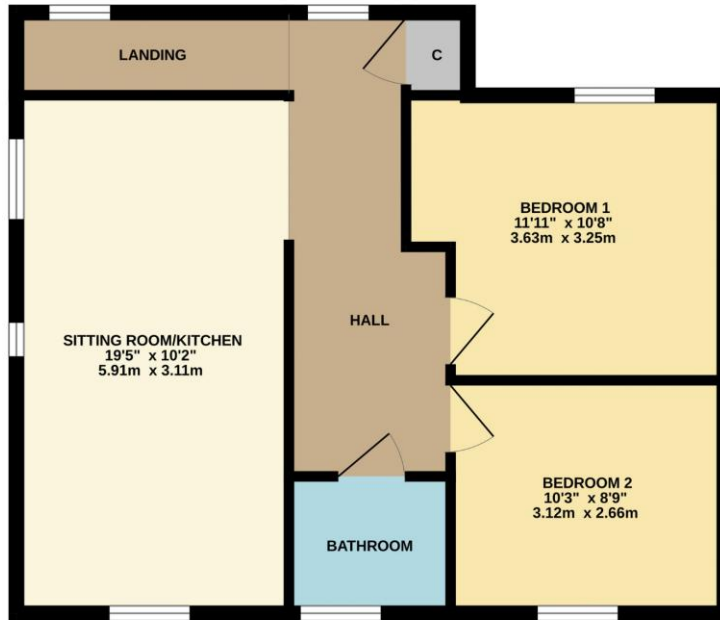


GROUND FLOOR
11 sq.ft. (1.0 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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FIRST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



Agents Notes

The property is leasehold (999yr residue) and the owners of the two apartments in the building will form an internal management company which will own the freehold. Service charges per property will be set at a modest £30pcm to cover building insurance.. The apartment leases allow residential use and all forms of letting. The property is offered with no chain/vacant possession.

Hall

Double glazed front door, double glazed side window. Stairs to first floor.

Landing

Two double glazed side windows, utility cupboard with gas combination boiler and plumbing for washing machine, loft access, study/storage area.

Kitchen

Double glazed side window, base and wall units with inset sink/drain, inset electric hob with hood over and oven under, part tiled walls, breakfast bar, fitted fridge/freezer. Open plan to sitting room

Sitting Room

Double glazed rear and side window, two radiators. Vaulted 9ft7 ceiling.

Bathroom

Double glazed rear window, low level W.C, panelled bath with mixer/spray shower tap, extractor fan, pedestal basin, heated towel rail, tiled floor, part tiled walls.

Bedroom 1

Double glazed front window, radiator.

Bedroom 2

Double glazed rear window, radiator.



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

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