

Mount Road

Southdown, Bath, BA2

Offers in excess of:
£230,000

Madison Oakley



- Ground Floor
- 546sqft
- 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 546sqft ground 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.



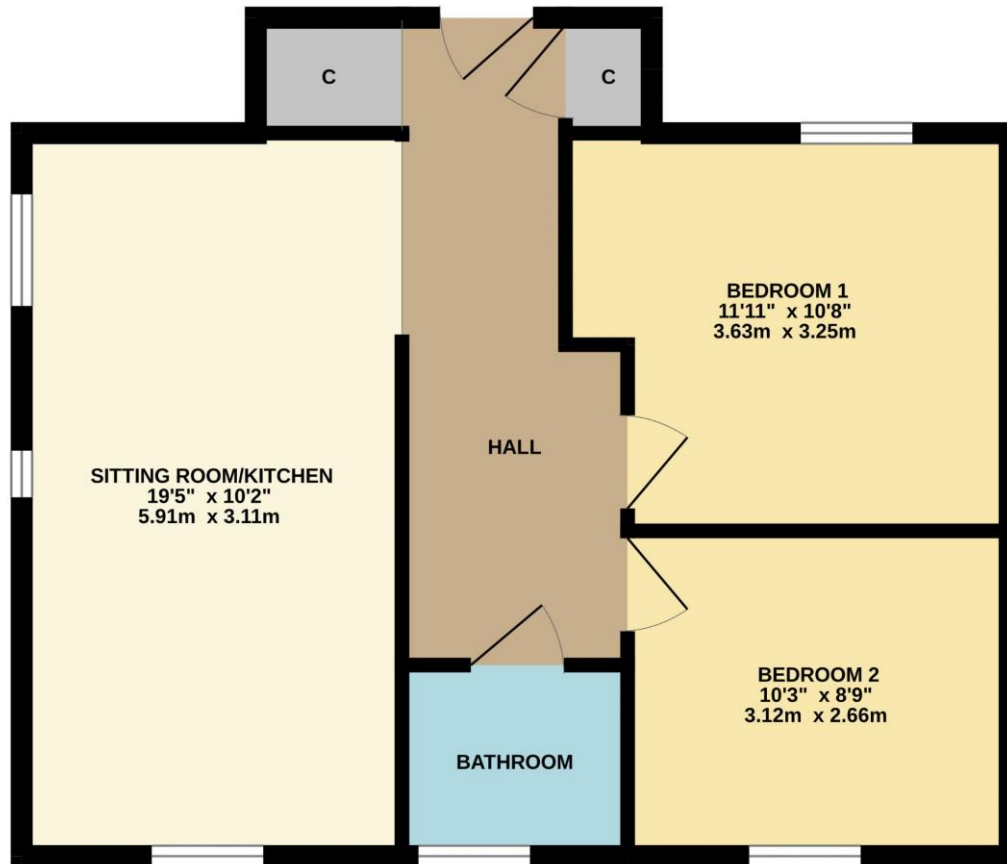
With its own front door, the flat comprises of a spacious hall with storage areas, a dual aspect open plan kitchen/sitting room, two double bedrooms and a three piece white bathroom. Only one neighbour upstairs.

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

EPC rating B
 Council tax band B
 Share of freehold



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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, understairs storage area, utility cupboard housing gas combination boiler and plumbing for washing machine. Inner hall area with 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 window, side window, two radiators.

Bedroom 1

Double glazed front window, radiator.

Bedroom 2

Double glazed rear window, radiator.

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.

Communal Garden

Accessed from side parking area. Paved south facing courtyard garden with fences to sides and rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

**Madison Oakley**