

Rosewell Court

Bath, BA1

Guide Price: £250,000

Madison Oakley



Press Start-Up Centre

Adult Enterprise
Business Start-Up

Business Start-Up

Blue street sign with illegible text

- 791sqft
- No chain
- Second floor (lift access)
- End of block
- Two storey maisonette
- Two double bedrooms
- Sitting room with balcony off

- Kitchen/diner
- Three piece bathroom
- Double glazing & GCH
- Right in the heart of the city centre

Beautifully light with a balcony looking southeast over city rooftops to the Abbey. A two double bedroom maisonette located at the end of the block so larger than most of the neighbouring flats. Superbly convenient for city centre amenities and only half a mile to Bath Spa station.



Second floor (lift access) with sitting room opening out to balcony, kitchen/diner, two double bedrooms and a three piece bathroom.

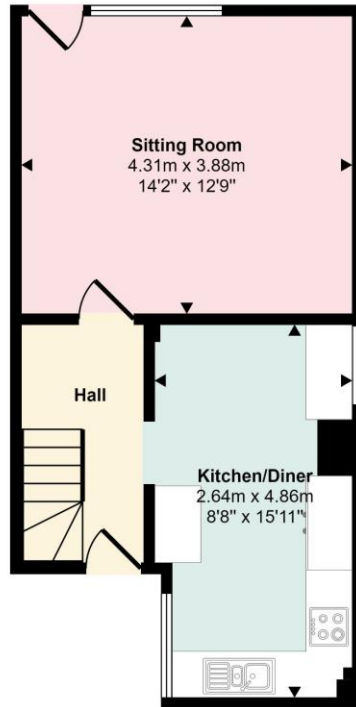
Immaculately presented throughout, offered with no chain and absolutely ready to move into.

Lease extended with 175yrs remaining.

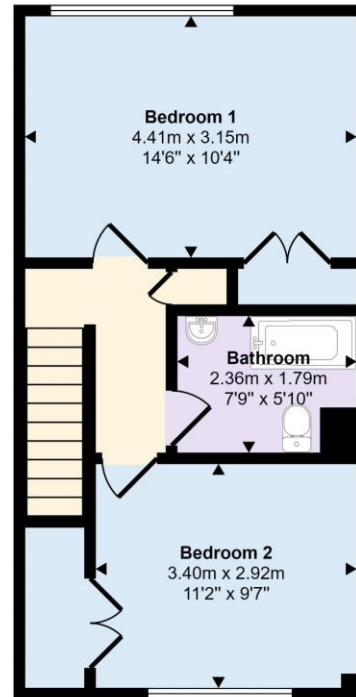
EPC rating C
Council tax band A
Tenure Leasehold



Approx Gross Internal Area
73 sq m / 791 sq ft



Ground Floor
Approx 35 sq m / 379 sq ft



First Floor
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Accommodation

Entrance hall from communal rear deck, kitchen/diner & sitting room. Upper floor houses two double bedrooms (both with fitted storage) and bathroom.

External Amenities

Railed balcony off sitting room - southeast facing.

Location

Extraordinarily central location between Sainsburys Green Park and the Theatre Royal. Half a mile to Bath Spa station.

Agents Notes

The property is leasehold (215yrs from 1985 thus 175yrs remaining) and the freeholder is Curo. The service charge contribution estimate for April 2025 to March 2026 is £917.23. Ground rent is £10pa.



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