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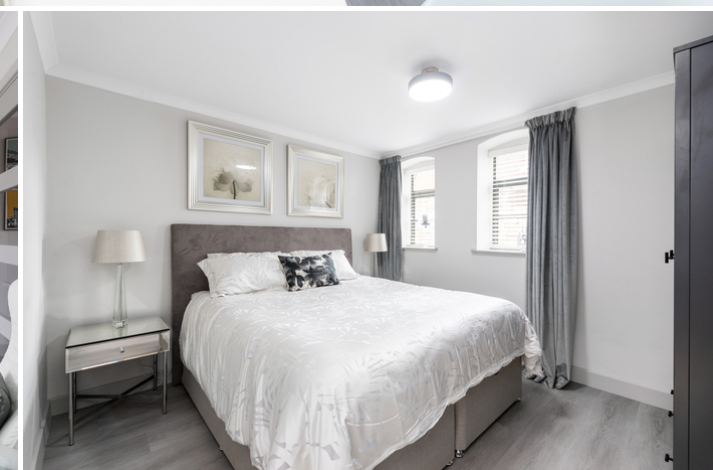
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Residential Sales

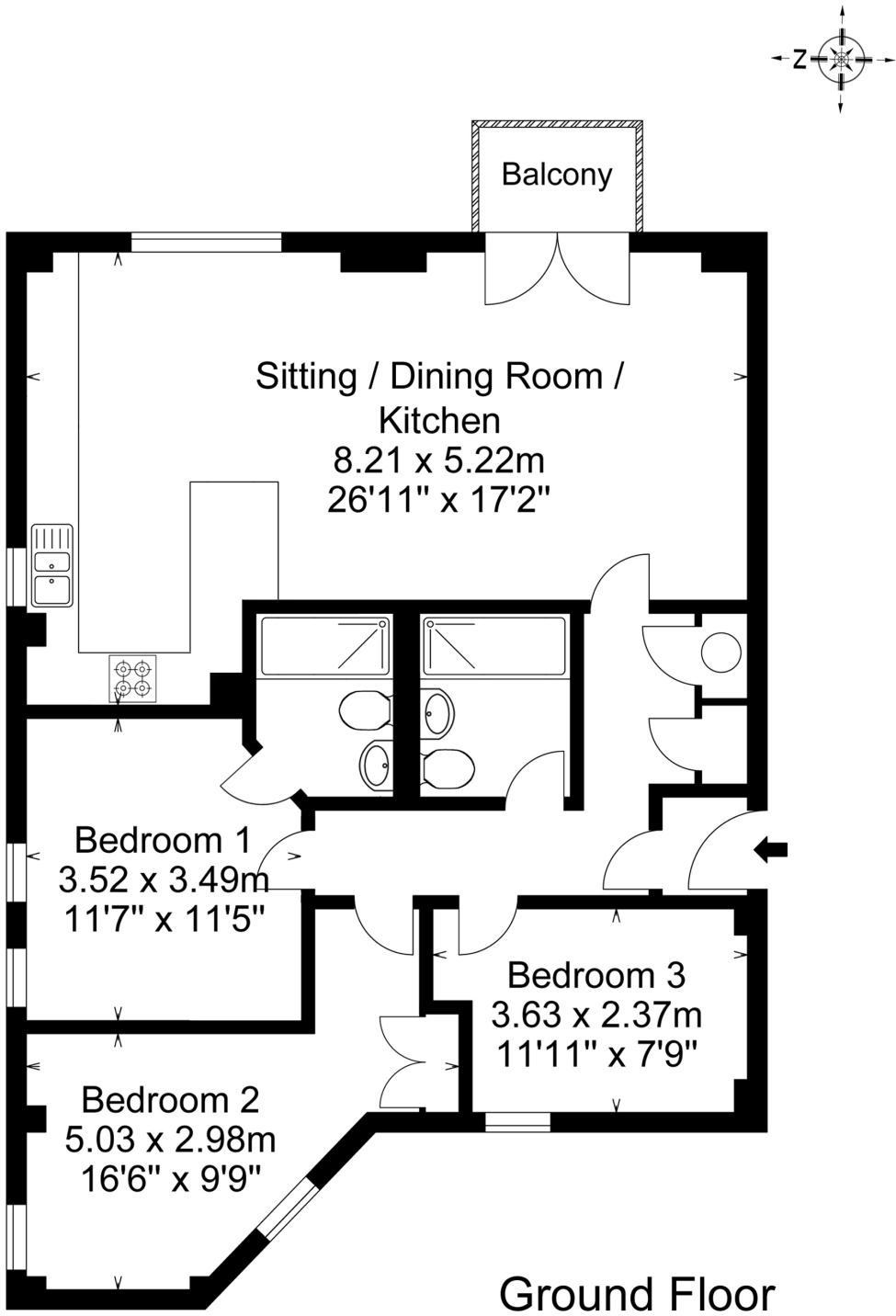


The Tramshed, Bath





Apartment 6, The Tramshed, Bath, BA1 5BB
Approximate Gross Internal Area = 89.5 sq m / 963 sq ft



6 The Tramshed
Bath
BA1 5BB

A beautifully appointed and comprehensively refurbished 3 bedroom ground floor city centre apartment with lift access to all floors, underground gated parking and a pretty riverside balcony.

Tenure: Leasehold

Offers in Excess of
£700,000

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Situation

The Tramshed is a unique riverside development located in the heart of Bath, formerly a Georgian Tramshed from 1880 and latterly the home of the Bath Flea Market. This impressive loft style development was created and built by the well-respected Future Heritage group in 2002 and comprises 24 individual apartments all with secure parking, gated access, lifts, concierge service, riverside balconies and wonderful views.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, The Roman Baths and Pump Rooms, along with One Royal Crescent and Holburne Museums.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa, gym and golf facilities at the five star Gainsborough Hotel, Bath Spa Hotel, Bath Golf Course and Combe Grove Manor Country Club.

Many excellent state and independent schools are also on the doorstep and include King Edward’s, The Royal High, Kingswood and Prior Park Schools along with Bathwick St Mary’s Primary School which has been given The Times Best School award.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Full gas fired under floor central heating
Tenure: Leasehold – 122 years remaining
Management Company: HML Chilton
Management Charges: £4,334.02 per year
Council Tax Band: E

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Description

6 The Tramshed is a beautifully appointed and comprehensively refurbished ground floor apartment, one of 24 in a sought after gated riverside development in the heart of central Bath.

The property offers immaculately presented accommodation with 3 lovely bedrooms, the master bedroom has a smart ‘hotel style’ ensuite shower room, along with a further family shower room. Over-looking the river, with a charming leafy double aspect and river side balcony there is a large open plan living and dining room along with a stylish well-equipped ‘Shaker’ style kitchen.

The property benefits from having a private underground gated parking space with lift access directly outside the front door and a working hours concierge service.

Accommodation

Ground Floor

The property is entered through very well-maintained communal areas with letter boxes and through to the entrance hall.

Entrance Lobby

With wall mounted coat hooks, fitted carpet and thorough to formal entrance hall.

Entrance Hall

With wooden effect Vinyl flooring, 2 large built-in cupboards, one housing the new boiler for the underfloor heated system and the other housing the new water cylinder.

Open Plan Living Room/Kitchen

With glazed door, wooden effect vinyl flooring, double glazed Crittall doors to enclosed balcony, recessed ceiling spotlights, window to river and side aspect.

The kitchen has a comprehensive range of floor and wall mounted units, cupboards and drawers, integrated appliances to include fridge/freezer, 2x AEG fan ovens one with microwave, washer/dryer and dishwasher, natural stone worksurfaces and upstand, 1½ bowl Grohe inset sink, brushed chrome swan neck mixer tap, waste disposal, integrated Neff halogen hob and extractor over, wine fridge and wall mounted intercom and video system.

Bathroom

With mosaic tiled flooring and fully tiled walls, large double sized fully tiled and glazed shower unit with handheld and rain shower over, rectangular basin set into drawer vanity unit, wall mounted mirrored medicine cabinet over, concealed cistern WC, extractor fan, recessed ceiling spotlights, wall mounted heated towel rail and night lights.

Bedroom 1

With vinyl wood effect flooring, 2 double glazed windows to side aspect, central lighting and door through to en-suite shower room.

En-Suite Shower Room

With mosaic tiled flooring, full tiled walls, large double sized, fully tiled and glazed shower unit with handheld and rain shower over, wall mounted ladder effect heated towel, rectangular basin set into drawer vanity unit with mirrored medicine cabinet over, concealed cistern WC, extractor fan, recessed ceiling spotlights and night lights.

Bedroom 2

With wooden effect vinyl flooring, window to side aspect, double central lighting and window to front aspect.

Bedroom 2

With wooden effect vinyl flooring, Crittall window to rear aspect and central lighting.

Externally

There is a very pretty enclosed balcony accessed from the sitting area which has a lovely riverside aspect.

Immediately outside the front door there is lift access to all floors and to the lower ground floor parking space. In addition there is communal bin store and recycling area.

