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Residential Sales



Forester Road, Bath

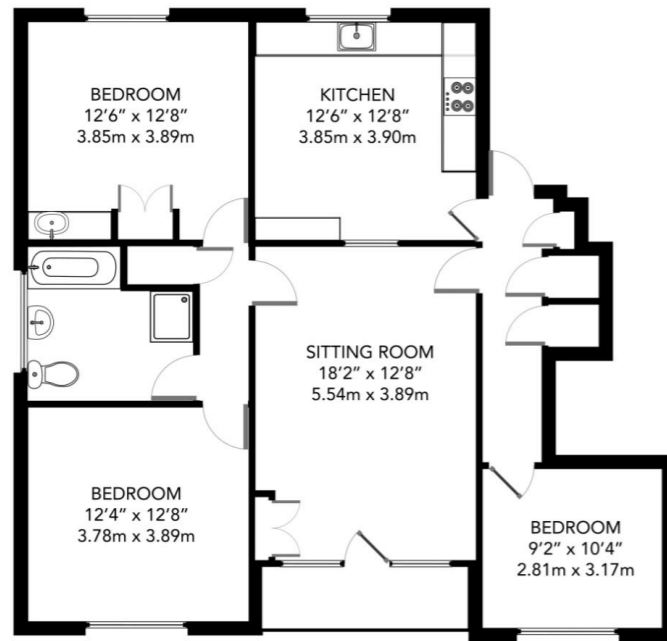


Floor Plan



Frankcom House, Forester Road, Bath, BA2 6RA
Total Area: 983 sq.ft. (91.3 sq.m.)

TOP FLOOR



Frankcom House Forester Road Bath BA2 6RA

A sought after 3 bedroom second floor apartment located in a prime position just a few minutes level walk from Great Pulteney Street and the central shops. Offering spacious accommodation, private balcony and parking with a garage.

Tenure: Leasehold

£400,000

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 such 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. Focus Property Marketing 2022



Situation

Forester Road is an attractive residential tree lined avenue of Victorian properties, which leads from the main A4 to the river Avon. It is tucked away in a quiet position and yet is hugely convenient for easy level walking access into the city centre. The newly refurbished Holburne museum is on the doorstep along with access to The Kennett and Avon Canal and Sydney Gardens. There are also conveniently a number of excellent local amenities on nearby Bathwick Street.

The UNESCO World Heritage City of Bath is within a 10 minute level walk and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, the attractions at The Roman Baths and Pumps Rooms and an array of art galleries and museums.

The property is within easy reach of a triangle of excellent state and independent schools which include The Times award winning Bathwick St Marys Primary School on nearby Darlington Road, King Edwards Junior and Senior Schools on North Road and Prior Park College and The Paragon School in Widcombe.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and The Cleveland Pools on Hampton Row, the only Georgian Lido in the country.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: Water and electric connected

Heating: Storage heating

Tenure: Leasehold

Management Charges: £2,500 pa approx

Management Company: West of England Estates

Council Tax Band: D

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Description

Frankcom House is a modern block of apartments set just a stone's throw away from the Holburne Museum and Great Pulteney Street in a quiet setting.

Accessed via a private driveway, this three bedroomed apartment occupies the second / top floor giving views over the beautiful communal gardens and Sydney Gardens park.

Inside, the rooms are all of very good proportions with a generous family bathroom, kitchen and large sitting room opening onto a covered balcony.

Externally there are mature gardens to enjoy as well as parking and a garage en-block.

Accommodation

Ground Floor

Communal Entrance Hall

With stairs rising to the second floor and personal door into apartment.

Second Floor

Hallway

With storage cupboard, cloaks cupboard, storage heater and meter cupboard.

Kitchen/ Diner

With front aspect double glazed window, range of eye and base level cupboards, wooden worksurface area, 4 ring halogen hob, ceramic Belfast sink, mixer taps, space and plumbing for washing machine, space for slimline dishwasher, space for level fridge/freezer, high level double oven, part tiled walls, vinyl flooring, storage heater and a further worksurface area ideal for kitchen equipment.

Bedroom 3/Study

With rear aspect double glazed opening window overlooking the communal lawns and a storage heater.

Sitting Room

Enjoying a rear aspect with double glazed windows, glazed door leading out onto the balcony with wrought iron railings and covered enjoying the views over the gardens, 2 storage heaters, glazed internal window through to the kitchen/diner and further door leads into inner hallway.

Inner Hallway

Accesses bedroom 1,2 and bathroom.

Bedroom 2

With rear aspect double glazed window, wall electric heater and built-in shelving.

Bedroom 1

With front aspect double glazed window, storage heater, built-in range of double wardrobes and cupboards above, wash hand basin set into vanity cupboard with tiled splashback.

Bathroom

Comprising low flush WC, pedestal wash hand basin, separate bath, walk-in double shower enclosure, wall mounted Mira shower unit with telephone shower attachment and monsoon shower head, downlighting, part tiled walls, electric towel rail, wall mounted electric fan heater, vinyl flooring and frosted double glazed window.

Externally

Communal Gardens and Garage

The communal gardens wrap around the building of Frankcom House and offer pleasant and well-maintained lawns with various seating areas. The main driveway to the apartments begins at Forester Road and then past the garages to the parking area. Garage en-block with an up and over door.