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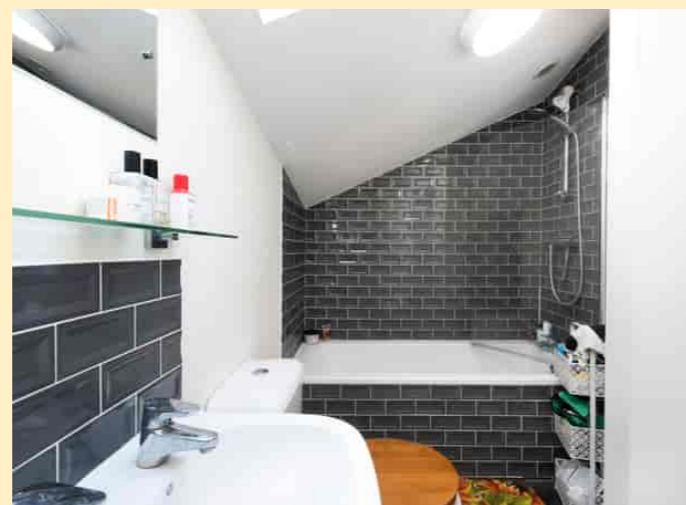
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Residential Sales



## Flat 2 The Old Workshop Rear of 75, Lower Oldfield Park, Bath, Somerset, BA2 3HR

A well presented one bedroom first floor apartment, set in a quiet location off Lower Oldfield Park and close to the City Centre of Bath.

Tenure: Leasehold

£239,950

## Situation

The property is located just off Lower Oldfield Park and close to various amenities within Bear Flat to include a number of shops, Beechen Cliff School and Hayesfield School.

The City Centre of Bath and the village area of Widcombe, is within a 10-15-minute walk.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent five-star spa, gym and hotel facilities at the nearby Royal Crescent and Gainsborough Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is 15-minute walk away. In addition, there is a Railway Station in Oldfield Park. The M4 Motorway Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

## General Information

Services: All mains services are connected

Heating: Full fired central heating

Tenure: Leasehold - new 999 year lease

Management Company: A management company is being set up of which this property will have 50% share.

Service Charge - To be confirmed

Council Tax Band: A

Glazing: Fully double glazed

Inclusions: All fitted carpets are included within the price as are appliances

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## Description

This is one of two apartments set within this converted building and is located on the first floor.

It has been maintained and presented in good order throughout and has the benefit of full gas fired central heating and fully double-glazed windows.

The property is currently let and would provide an excellent investment opportunity or potentially a property for a first-time buyer. A viewing is strongly recommended by the sole agents Cobb Farr.

### Accommodation

#### Ground Floor

Communal Entrance Lobby - With a private door and staircase rising to the first floor.

#### First Floor

Landing - With Velux window.

Kitchen - With a built-in range of units, tiled walls, and integrated appliances to include gas four ring hob, extractor hood and electric oven under. A free-standing washing machine and fridge and single drainer stainless steel sink unit and window with westerly aspect.

Bathroom - With a white suite comprising bath with fitted shower and screen, WC, wash hand basin, chrome ladder radiator and wall mirror.

Bedroom - Window with westerly aspect and access into roof space.

From the landing a doorway and stairs lead down to sitting room.

Sitting Room - Double northerly aspect including a Velux window with fitted blind, cupboard houses a Worcester gas fired boiler providing domestic hot water and central heating

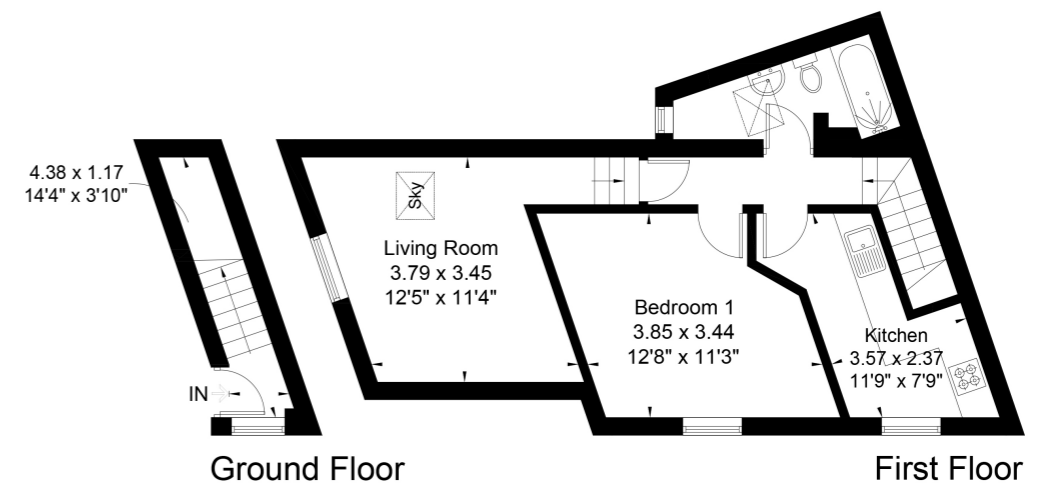
## Key Features

- First Floor well maintained apartment
- 1 bedroom
- Double glazed windows
- Quiet, central location
- Excellent first-time buyer or investment opportunity

## Floor Plan

The Old Workshop Rear of 75, Flat 2, Lower Oldfield Park, Bath, BA2 3HR

Approximate Gross Internal Area = 52.8 sq m / 568 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023