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Residential Sales



## Apartment 30 The Hexagon, Kempthorne Lane, Bath, Somerset, BA2 5RS

A pretty two bedroom first floor apartment with attractive open plan accommodation and two private parking spaces set in communal grounds.

Tenure: Leasehold

£250,000

## Situation

The Hexagon is an interesting residential development of apartments and houses, converted approximately 20 years ago by the well-respected local developers Future Heritage who specialise in the redevelopment of historical buildings.

The Hexagon is located on Bath's southern slopes and is particularly well placed for easy access to Bath University, Combe Down Village and the nearby Bear Flat area. There are excellent local amenities close by which include countryside walks and a large national chain supermarket and many good schools.

The World Heritage City of Bath is on the door step and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars and many well respected cultural activities which include a world renowned music and literary festival, the newly refurbished One Royal Crescent and Holburne museums and many pre-London shows at The Theatre Royal.

Communications include a fast direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 motorway is approx. 12 miles to the north, the M3 is accessible via the nearby A36 and A303 and Bristol Airport is 18 miles to the west.

## General Information

Services: Mains water, electricity and drainage are connected

Heating: Electric heating

Tenure: Leasehold - 970 remaining

Management: The Hexagon property management co Ltd

Management Charges: £2,052 pa

Council Tax: C

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## Description

Apartment 30, The Hexagon is located to the rear of this attractive development and over-looks the pretty green and church. The property is approached via well maintained communal areas and is entered at first floor level where there is a spacious landing.

The property has a pleasing open plan, double aspect sitting room, dining area and well fitted kitchen with a comprehensive range of built in appliances. In addition, there is a charming double bedroom with built in cupboards and a well-appointed bath and shower room.

Externally there are well manicured communal grounds with a lock-up bike store and a free-standing allocated parking space.

## Key Features

- Two bedrooms
- Open plan living accommodation
- Well fitted kitchen
- Double aspect sitting room
- Two private parking spaces
- Close excellent local amenities
- Attractive leafy aspect over-looking green and church
- Lockable bike store
- Grade II listed

## Floor Plan

Apt 30, The Hexagon, Kempthorne Lane, Bath BA2 5RS



Total Floor Area  
approx  
67 sqm  
721 sqft