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Bath & Bradford on Avon

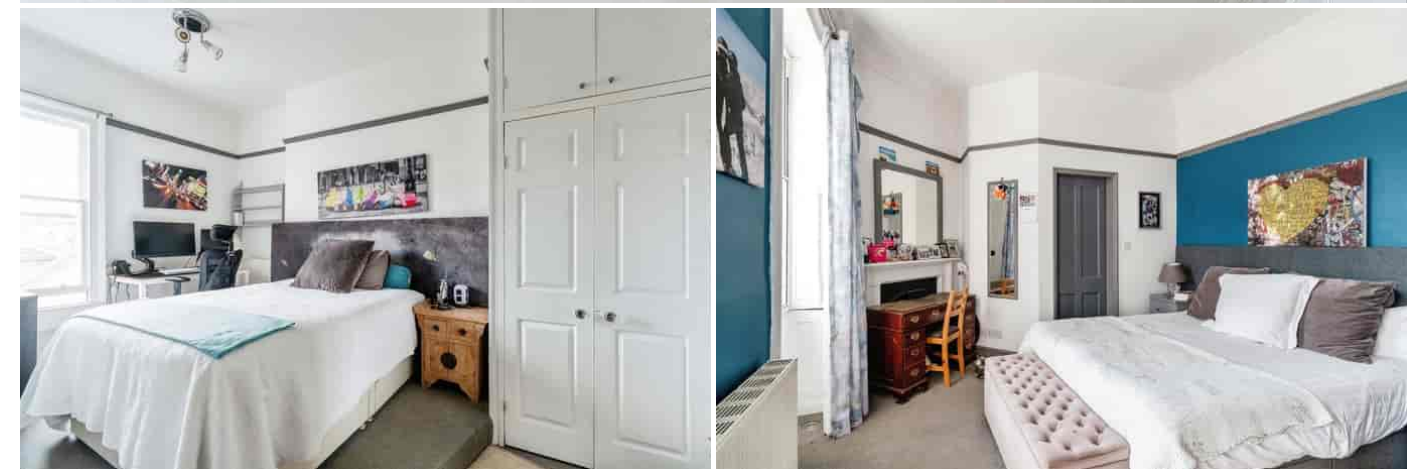
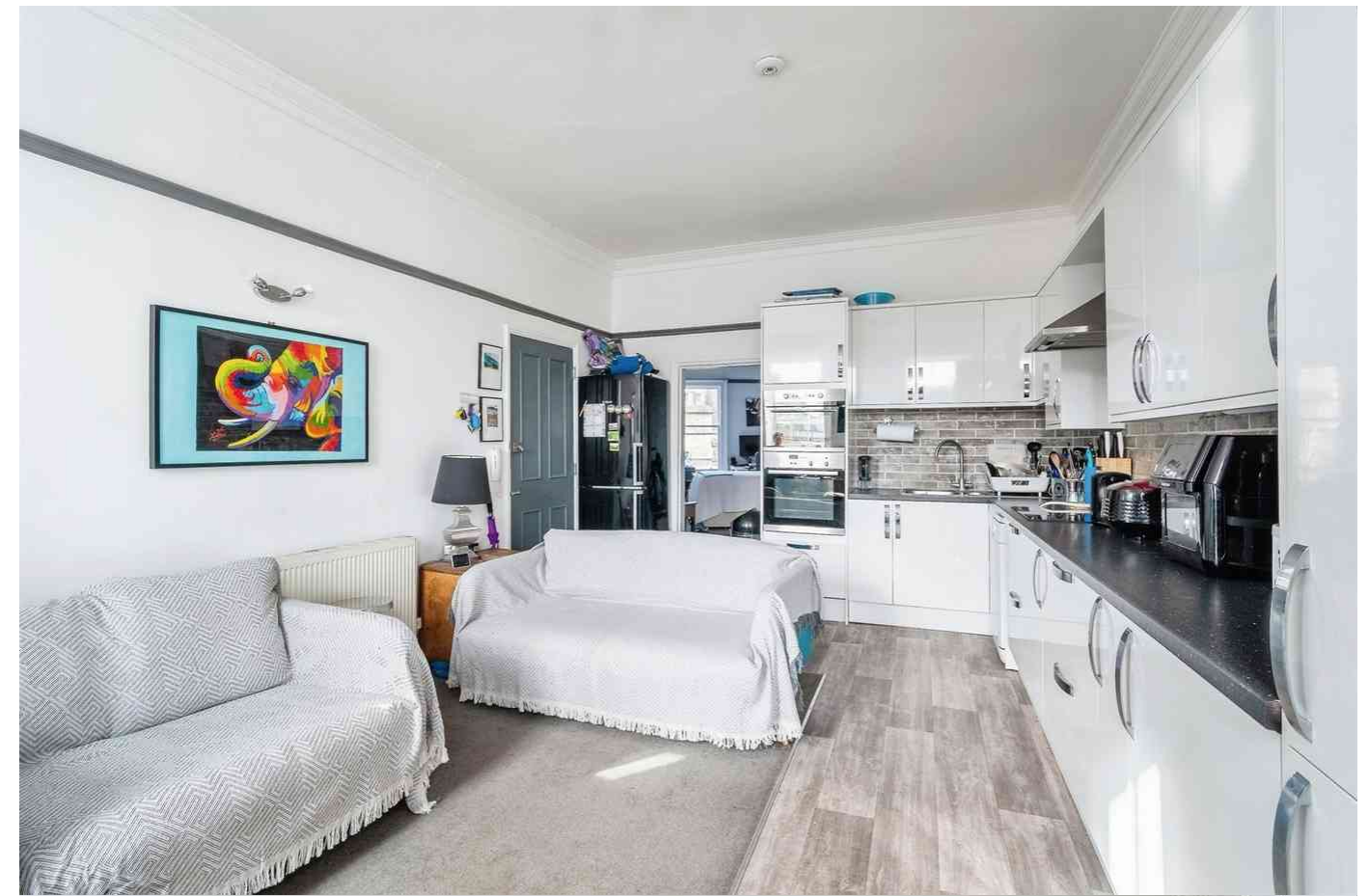
**COBB
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Residential Sales



Central Bath





Bridgwater House
Second Floor
Terrace Walk
Bath
BA1 1LN

Occupying a most central location, this prime apartment offers great space and overlooks Parade Gardens and has a view towards Sham Castle. 2 bedrooms, 2 bathrooms, open-plan, city centre living.

Tenure: Share of Freehold

Offers in Excess of
£500,000

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Situation

Terrace Walk is a central location where the buildings enjoy a wonderful aspect over-looking Parade Gardens and views towards Bath Cricket Ground and beyond to Sydney Buildings and beautiful open National Trust land. Bath Abbey, Parade Gardens and Bath Spa Railway station are all within a 5 minutes level walk, along with all the amenities in Bath city centre.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful variety of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local bowls club. There are also many good state and independent schools within easy reach which include Widcombe Primary School, The Paragon School, Prior Park College and Monkton Combe School and Ralph Allen in Combe Down.

Communication include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 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 central heating

Tenure: Leasehold – 999 years from 1st July 2003

Management Company: Internally run

Management Charges: £1,741.93 per annum

Council Tax Band: C

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Description

Bridgewater House is a prominent Georgian building in central Bath with a commercial ground floor and 3 generous apartment above.

Apartment 2 is set to the second floor, therefore, affording fine city and countryside views from the front windows over Parade Gardens and towards Sham Castle, a pretty folly at Claverton Down.

Inside the property there is an open plan living/kitchen set centrally in the apartment with two generous bedrooms accessed from there. The kitchen boasts a full range built in appliances.

Both bedrooms have ensuite facilities therefore is ideal as a central Bath investment.

Accommodation

Ground Floor

Communal Front Door leads to the hallway.

Communal Hallway

With steps which rise to the second floor landing.

Second Floor

Open Plan Kitchen and Living Room

Kitchen Area

With vinyl wood effect flooring, worksurface area incorporating 1½ stainless steel sink and mixer tap, 4 ring Neff induction hob, matching stainless steel extractor over, part tiled walls in a bricquet tiled fashion, high level convection Neff oven, matching microwave oven above, pull out larder cupboard, built in fridge, deep pan drawers, space and plumbing for slimline dishwasher and space for fridge/freezer.

Living Room

With double panelled radiator, wall lights, dado rail, 2 Georgian sash windows to front aspect with working shutters and window seats.

Bedroom

To the front with 2 Georgian style sash window, working shutters and secondary glazing, double panelled radiator, central ceiling rose, cast iron fireplace with wooden surround and mantle and door through to e-suite shower room.

En-Suite Shower Room

Comprising walk in shower cubicle with folding glazed door, wall mounted shower unit, shaver point, wash hand basin on vanity cupboard, tiled splash back, mixer taps, corner floor mounted WC, vinyl flooring, extractor fan and downlighting.

Bedroom

To the rear, sash window, double panelled radiator, built in wardrobe with cupboards above and door through to en-suite bathroom.

En-Suite Bathroom

Comprising low flush WC, wall mounted wash hand basin with mixer tap, separate and enclosed panelled bath with part tiled walls, thermostatic shower, glazed shower screen, side aspect frosted window, shaver point, vinyl flooring and water heated towel rail.