

Bath Office
35 Brock Street, Bath BA1 2LN
T: +44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: +44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

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Residential Sales

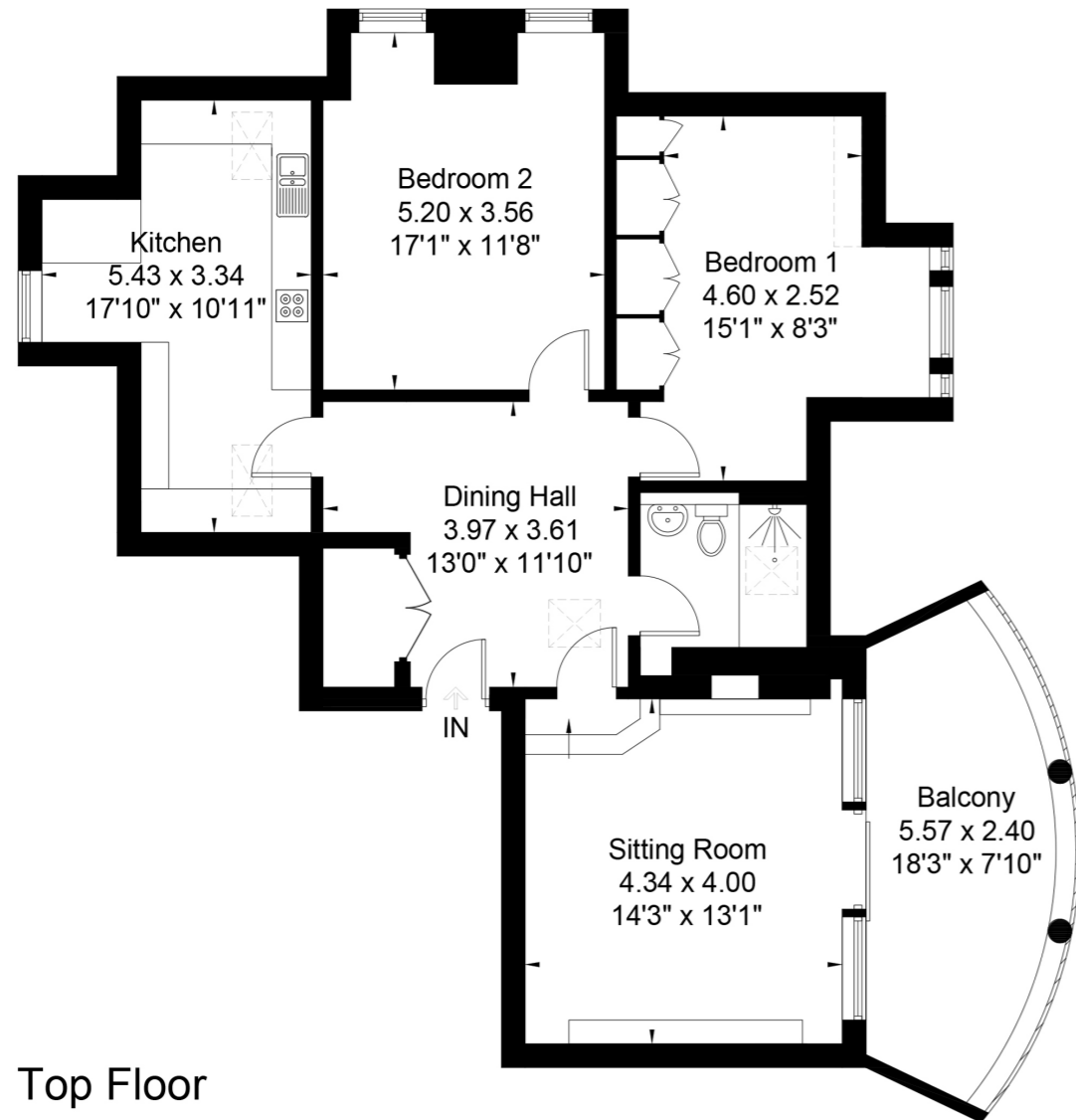


Bathwick Hill, Bath



8 Claverton Lodge, Bathwick Hill, Bath, BA2 6EN

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft



Top Floor

Claverton Lodge
Apartment 8
Bathwick Hill
Bath
BA2 6EN

An elegant and beautifully appointed 2 bedroom top floor apartment in a handsome Grade II listed building, with an impressive private balcony enjoying breathtaking far reaching views, with the added benefit of private off street parking and the use of delightful manicured communal gardens.

Tenure: Leasehold

O.I.E.O
£550,000





Situation

Bathwick Hill is arguably Bath's premier residential location and is particularly well placed for access to the beautiful Sky Line Walk and the city centre. There are a number of excellent local amenities nearby which include a national chain supermarket, coffee shop and florist and there are regular buses into the city centre and Bath University from a bus stop immediately outside the building.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many excellent restaurants, cafes and wine bars, a number of nationally-respected museums. including the nearby Holburne and American Museum, One Royal Crescent, the Roman Baths and Pump Rooms adjacent to Bath Abbey, the renowned Theatre Royal and year-round concerts and cultural events.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is a 15 minutes level walk away. The M4 motorway junction 18 is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Electric heating (gas fire in sitting room)
Tenure: Leasehold – 999 years from December 1977
Management Company: West of England Property Management Bath
Management Charges: £4176.44 per annum
Council Tax Band: D

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Description

Claverton Lodge is a handsome Grade II listed building, sitting on the edge of beautiful National Trust Land and has been sympathetically divided into 8 attractive apartments, all with the use of well-manicured communal gardens and private parking.

Apartment 8 is on the top floor and is approached via well maintained communal hallways and a shallow staircase that rises to the second floor. The property is presented in immaculate order throughout. It is entered via a large dining hall, from which all rooms lead. There is a particularly well fitted quality kitchen with German appliances and an attractive breakfast bar, along with a stunning formal drawing room which leads onto a private semi-circular balcony which enjoys the most spectacular far reaching leafy views over the city and adjacent National Trust Land. In addition, there are 2 lovely double bedrooms and a smart shower room.

This charming property has recently undergone a comprehensive refurbishment and offers quality accommodation for discerning buyers wishing to enjoy Bath from a glorious, elevated position in a fine Grade II listed residence.

Accommodation

Ground Floor

The property is entered via carefully-maintained communal entrance halls with a shallow staircase which rises to the second floor.

Second Floor

The property is entered via a most attractive dining hall.

Dining Hall

With fitted carpet, wall mounted entry-phone system, wall mounted security alarm, a large built-in cloak cupboard, further cupboard housing the hot water tank, recessed ceiling spotlights, wall mounted picture lights, ceiling light and radiator.

Kitchen

With ceramic tiled flooring, underfloor heating, comprehensive range of Bulthaup units, cupboards and drawers, melamine worksurfaces and upstands, inset stainless sink, stainless steel chrome neck mixer tap and shower, Quooker boiling tap, integrated appliances to include Siemens electric oven, Siemens fridge/freezer, eye level Neff dishwasher, 4 ring Siemens induction hob and extractor. Large utility cupboard housing the Miele stacking washing machine and tumble dryer, 2 Velux windows (with auto-close), further sash window with tree-lined front aspect to Bathwick Hill, recessed ceiling spotlights, built in breakfast bar and further courtesy shelving.

Bedroom 2

Currently being used as a dining room has solid wood flooring, part domed ceiling, 2 sash windows to deep sills to side garden aspect and wall mounted picture lighting.

Bedroom 1

With fitted carpet, sash window to appealing garden aspect, range of built-in wall to wall, floor to ceiling bespoke wardrobes with mirrored fronts, cupboard which leads to large attic storage space, wall mounted lighting and electric radiator.

Bathroom

With ceramic tiled flooring, double sized, fully glazed and tiled shower unit with handheld and rain shower over, recessed courtesy shelf, concealed cistern WC, basin set into drawer vanity unit, courtesy shelf, wall mounted lit medicine cabinet, ladder effect heated towel rail, extractor fan, Dimplex heater, Velux window and large built-in linen cupboard.

Drawing Room

With fitted carpet, wall mounted lighting, gas coal effect fire with marble and wooden surround, range of bespoke floor to ceiling cupboards and built-in shelves, wall to wall sliding doors to stunning balcony which enjoys the most breathtaking far reaching views across the City up to National Trust land and down to Bath Abbey.

Externally

There is a private parking space and the use of lovely manicured communal grounds.