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Residential Sales



25 The Moorings, Sydney Wharf, Bath, Somerset, BA2 4AZ

A pretty well appointed and recently refurbished first floor one bedroom apartment, located in a popular over 60 retirement development in prime residential location adjacent to the Kennett and Avon canal.

Tenure: Leasehold £195,000

Situation

The Moorings is located on Bathwick Hill, a highly sought after residential location within close proximity of Bath city centre. The development occupies a wonderful canal side position and is also close to beautiful walks on the nearby National Trust Land. A national chain express supermarket and independent coffee shop are close by on Bathwick Hill and there are buses running every 15 minutes into the city centre and Bath University.

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 well-respected cultural activities including the nearby, newly refurbished, Holburne and One Royal Crescent Museums, the Roman Baths and Pump Rooms along with a famous international music and literary festival

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

Transport links 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 (no gas to the building)

Heating: Night Storage Heating

Tenure: Leasehold

Management Company: Broadleaf Management Company Ltd

Management Charges: £2,688.82 per annum which includes all security, services (laundry), house manager and parking.

Ground Rent: £619.08 per annum

Council Tax Band: D

Agents Note: Age restrictions apply

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Description

The Moorings is a much sought after complex of retirement apartments, located on the lower slopes of Bathwick Hill, adjacent to the canal.

This prestigious development comprises 56 one and two bedroom individual properties, arranged over three floors all with the benefit of gated secure private parking, a resident house manager, a residents lounge, laundry, an attractive communal first floor balcony, garden and sun terrace along with lift access to all floors. Each apartment is well appointed and has the added advantage of being connected in all rooms to Care Line.

25 The Moorings is an attractive light and airy first floor one bedroom apartment located to the front of this popular retirement development and enjoys a charming aspect overlooking Bath Abbey and Bathwick Hill. This pretty apartment has recently been fully refurbished to a high standard and has a smart new bathroom with shower and handsome wooden flooring throughout.

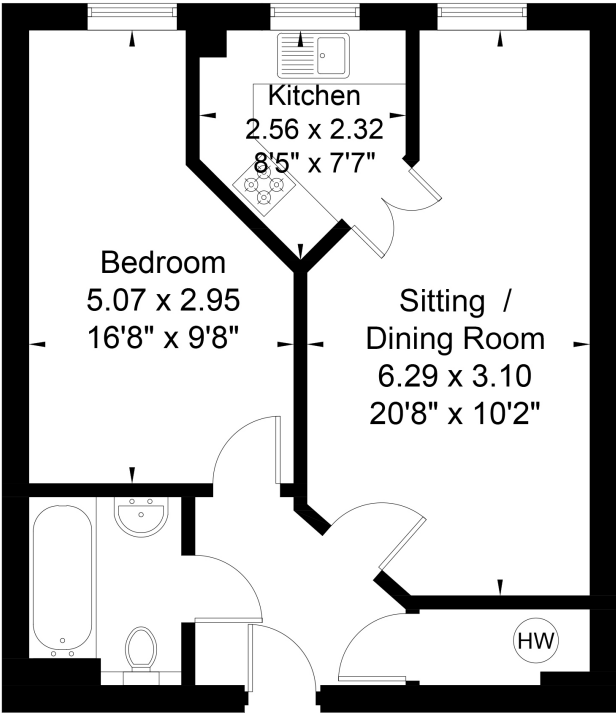
Key Features

- One bedroom
- Open plan living and dining room
- Well-appointed kitchen
- Smart new shower room
- Popular residential over 60 retirement development
- Wonderful residential location
- Canal side accommodation
- First floor accommodation
- Lift access
- Off street gated parking

Floor Plan

25 The Moorings, Sydney Wharf, Bath BA2 4AZ

Approximate Gross Internal Area = 45.6 sq m / 490 sq ft



First Floor