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Residential Sales

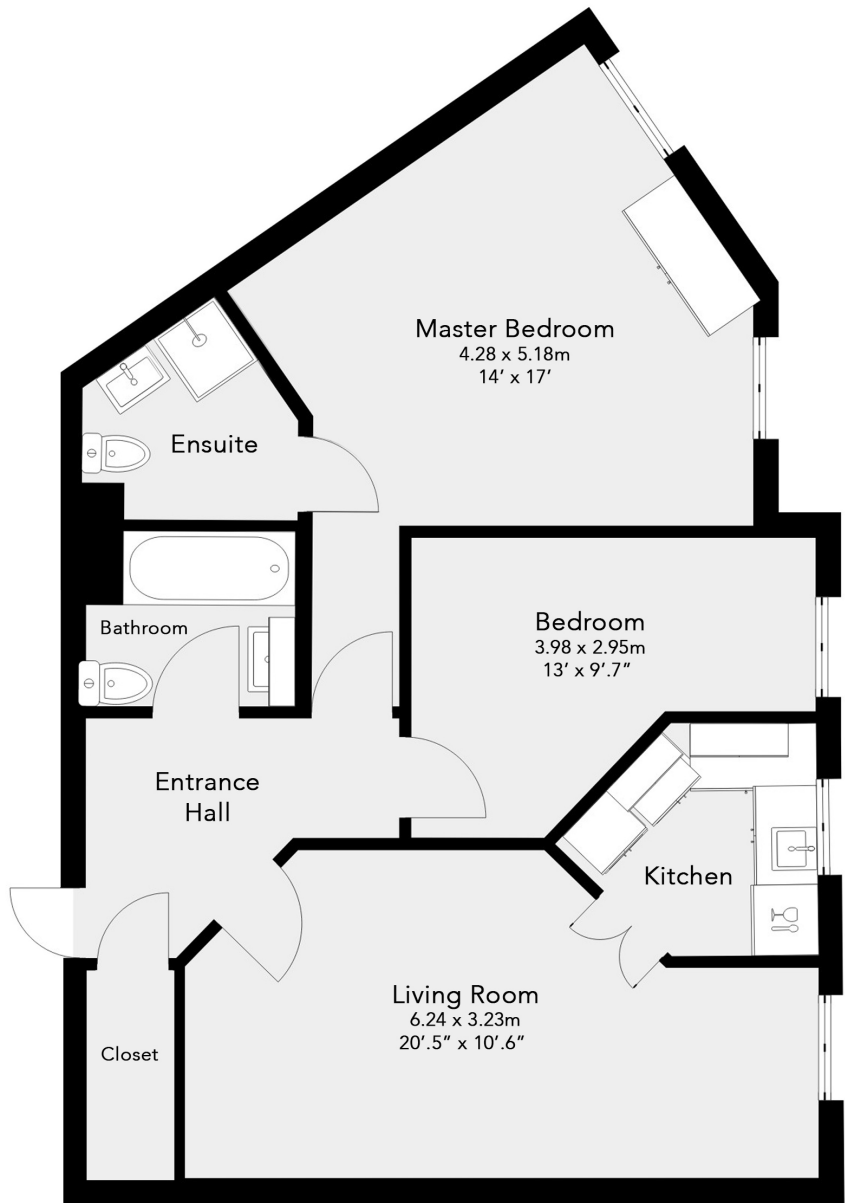


The Moorings, Bath



Floor Plan

2 The Moorings, Sydney Wharf, Bath BA2 4AZ



Total Floor Area
approx
62.8 Sqm
676 Sqft

2 The Moorings
Sydney Wharf
Bath
BA2 4AZ

Set within this centrally located retirement development, adjacent to the Kennet and Avon canal, a ground floor 2 bedroom apartment in immaculate condition and benefitting from an extended lease.

Tenure: Leasehold

£300,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent



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 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.

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. In addition, the development has the added advantage of a guest suite which is available for rental.

Accommodation

Ground Floor

Communal Entrance Hall

With hallway leading to the private front door.

Reception Hall

With doorway leading to large walk-in storage/airing cupboard housing the hot water tank and glazed door leading through to sitting room.

Sitting Room

With coving, sash window with views to the front over Bathwick hill and glazed double doors leading into kitchen.

Kitchen

Fitted with a range of floor and wall mounted units. Appliances include eye level oven, ceramic hob, extractor hood, freestanding fridge/freezer, stainless steel sink unit, downlight and window to front aspect.

Bedroom 1

A good-sized room with a range of fitted wardrobes, 2 sash windows to front aspect, coving and doorway leading into en-suite shower room.

En-Suite Shower Room

Fitted with a walk-in shower with sliding screen, wash hand basin, WC, fully tiled walls and extractor fan.

Bedroom 2

With sash window.

Bathroom

White suite with fitted bath, shower and glazed screen, wash hand basin, WC, tiled walls and extractor fan.

General Information

Services: All mains services are connected (no gas to the building)
Heating: Night Storage Heating
Tenure: Leasehold Extended lease 215 years from 1998
Management Company: Broadleaf Management Services Ltd
Management Charges: £4200 per annum which includes all security, services (laundry), house manager and parking.
Council Tax Band: E
Agents Note: Age restrictions apply

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