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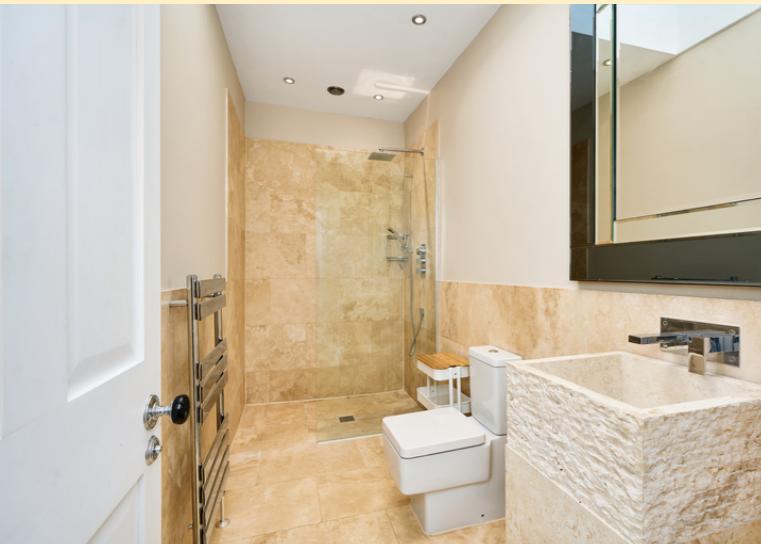
Residential Sales

Residential Lettings

Land & Development

**COBB  
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Residential Lettings



**Apartment 4, 20 Marlborough  
Buildings, Bath, BA1 2LY**

£1,850 pcm

A spacious and very well presented two bedroom top floor apartment situated in a much sought after area and just a ten minute stroll into the city centre

Available Now

Unfurnished

# Key Features

- SPACIOUS ACCOMMODATION
- VERY WELL PRESENTED
- RESIDENT PARKING
- SOUGHT AFTER LOCATION
- EASY STROLL INTO CITY CENTRE
- LARGE LOFT STORAGE/STUDY AREA

Appt 4, 20 Marlborough Buildings, Bath BA1 2LY



## Description

Apartment 4, 20 Marlborough Buildings is a very well presented two bedroom apartment with the benefit of a large loft which is suitable for storage and study area. The apartment is situated close to local amenities to include, gastro pubs, grocery stores, chemist, deli and newsagents and is only a very short walk into Royal Victoria Park and the Royal Crescent. It is also with an easy walk into the city centre through the park and has the benefit of residents parking for two cars and visitor permits.

## Accommodation

### Entrance hall

with velux roof lights and entryphone system

### Sitting room

with two large sash windows overlooking the allotments and Royal Victoria Park to the rear. This is a very spacious room with a lovely period style fireplace and a large, shallow storage cupboard

### Kitchen

with contemporary floor and wall mounted units, limestone flooring and integrated appliances to include oven, hob and extractor over, fridge, freezer and dishwasher.

### Bedroom 1

a good size double to the front of the property

### Bedroom 2

a small double to the front of the property

### Bathroom

with limestone flooring, contemporary suite comprising walk in shower with glazed panel, w.c., heated chrome towel rail and beautiful stone wash hand basin with mirror over

### Loft

accessed from the entrance hall with laundry area complete with washing machine and steps rising to large loft area suitable for storage or study area



Total Floor Area

(excluding loft space approx)

69.9 Sqm

752 Sqft

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

## General Information

Council Tax Band – D

Energy Performance Rating – D

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