



CLAVERTON BUILDINGS, BA2
£350,000 LEASEHOLD

Winkworth



CLAVERTON BUILDINGS, BA2

**2 Double Bedrooms | Balcony | Vaults | Private Entrance
| Parking. 713 sqft.**

Great Investment Opportunity

Situated in the heart of Widcombe village is this wonderful 2 bedroom apartment. As part of the old terrace that dates back to the late 1800s, this property is a newer extension to the rear, providing its own entrance and parking.

The apartment comprises 2 double bedrooms, one on the first floor with a balcony, the other on the ground floor with access to the vaults. Also on the ground floor is a spacious living/dining room, modernised kitchen and bathroom.

This property has proven to be a fantastic investment opportunity. Most recently it was rented out for £1300 pcm, working out at a yield of 4.4%. During the re-rental period our vendor had over 80 enquiries from prospective tenants.

A stone's throw from the city centre, Widcombe is a popular area with its own community. Widcombe Parade offers a variety of amenities including shops, restaurants and bars. Bath train station is just opposite - a mere 0.1 mile away across the River Avon.

The Kennet and Avon Canal passes through Widcombe, providing towpath access to Bradford-on-Avon, with beautiful scenery and many period architectural structures along the route.

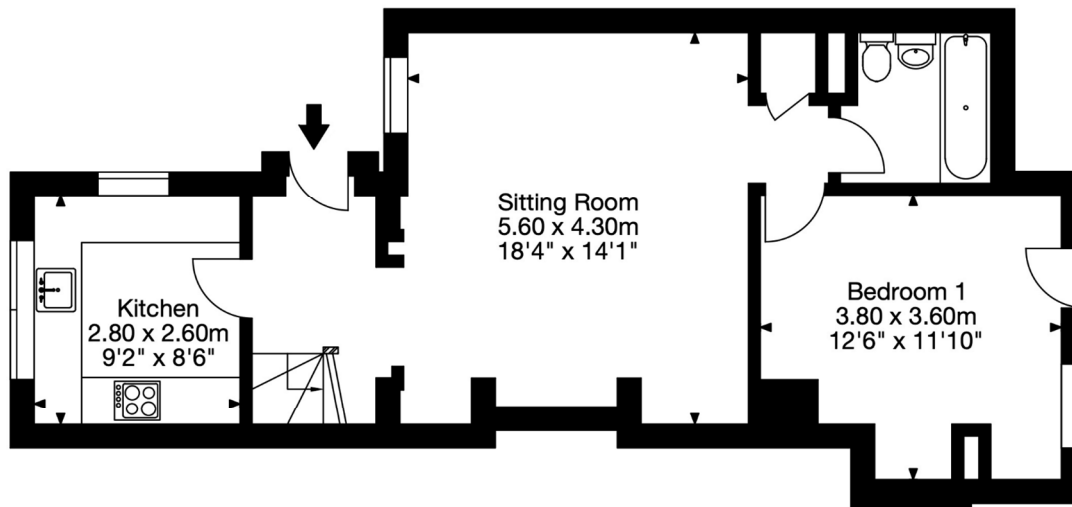
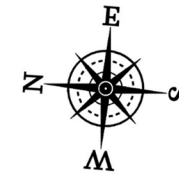
TENURE: LEASEHOLD

EPC - D

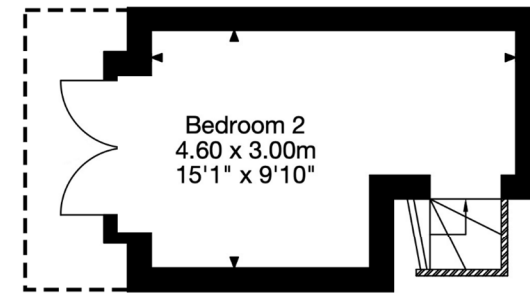




14b Claverton Buildings, Bath BA2 4LD
 Approx. Gross Internal Area
 66 sq m / 713 sq ft

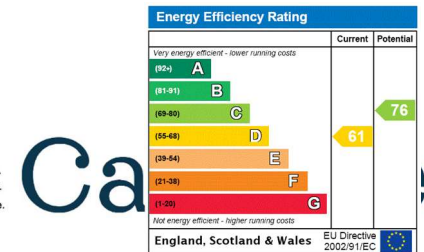


Ground Floor



First Floor

Capture Property Marketing 2022. Drawn to RICS guidelines.
 All Measurements are approximate and should not be relied on as a statement of fact.
 Plan is for illustration purposes only. Not drawn to scale.



Bath | 01225 829 000 | bath@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

