



Flat 4, 8 Edward Street, Bathwick, Bath, Somerset, BA2 4DU

Asking Price £335,000

A Stunning apartment in a converted Grade II Listed Georgian city centre property. Open plan kitchen/living area | Large double bedroom with study leading off | Shower room.



DESCRIPTION

A delightful one bedroom apartment in a Grade II Listed Georgian building in Bath city centre.

This is a delightful property which blends period features with modern living. The apartment comprises; a spacious open plan modern kitchen/living room with working shutters, large double bedroom with small office space and a separate modern shower room.

UTILITIES: Mains Electric, Mains, Mains Water charges (meter).

COUNCIL TAX: Band C

Length of lease remaining 86 years

Managed by Curo

Management Charge £800 p.a.

Ground rent £10



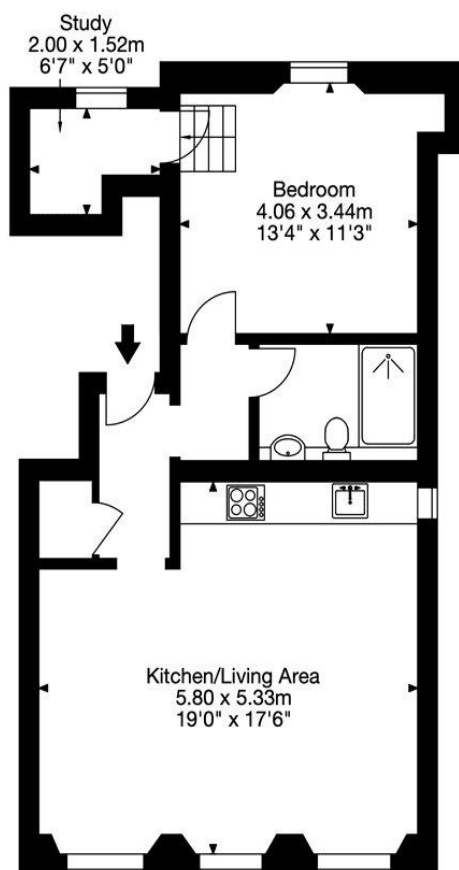
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

LOCATION

Location: Situated in the Georgian heart of Bath city centre just off the famous Great Pulteney Street. It is a level walk to the central shopping area and adjacent to The Rec (home of Bath Rugby). Bath Spa railway station is just a 10-15 min walk away with access to London Paddington (c.90 mins) and Bristol Temple Meads (c.15 mins). The M4 Junction 18 is approx 10 miles away.

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Bath BA2 4DU

Approx. Gross Internal Area
607 Sq Ft - 56 Sq M



Second Floor

Capture Property Marketing 2020. 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.

Capture.

COUNCIL TAX- C

LOCAL AUTHORITY – Bath & Northeast

Somerset

SERVICE CHARGE – £800 p.a.

LEASE- 86 Years remaining

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.