



PERCY PLACE

Winkworth





Flat 2, 10 Percy Place, BA1 6AR

An exceptional 2 bedroom apartment with parking and access to a communal garden.

Entrance Hall | Private Hallway | Kitchen | Spacious living room with room for dining table | 2 double bedrooms | Bathroom | Private off street parking | Communal garden to rear.

London Paddington 90 mins from Bath Spa Station, M4 junction 18 approx 10 miles.

Winkworth

DESCRIPTION

A spacious ground floor lateral apartment in a converted Grade II Listed building located in the popular Larkhall area of Bath. The accommodation is light, spacious and immaculately presented throughout. accessed via a communal entrance hallway the flat front door leads into a private hallway, which leads into a 20'11 x 14'8 Sitting/ Dining room, with a southerly facing double sash window overlooking the parking and communal garden at the rear. There are two double bedrooms both with southerly aspect, feature fireplaces and high ceilings. There is a bathroom situated off the hallway which has been fully tiled in Travertine with a contemporary suite. The modern kitchen has a range of high gloss wall and base units with granite work surfaces. Integrated appliances include electric oven, 4 ring induction hob, and dishwasher. There is also a floor to ceiling pull-out larder cupboard.

The property has beautiful wood flooring in the Sitting/dining room, hallway and kitchen. There are a number of retained period features including intricate ceiling cornice and feature fireplaces.

OUTSIDE

There is private parking to the rear of the building and a small communal garden was purchased recently by the residents.





TENURE

Share of Freehold

SERVICES

All main services are connected

LOCAL AUTHORITY

Bath & North East Sommerset Council
Tel: 01225 477000 or www.bathnes.gov.uk

VIEWING

Strictly by appointment with Winkworth Bath

FIXTURES & FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

COUNCIL TAX

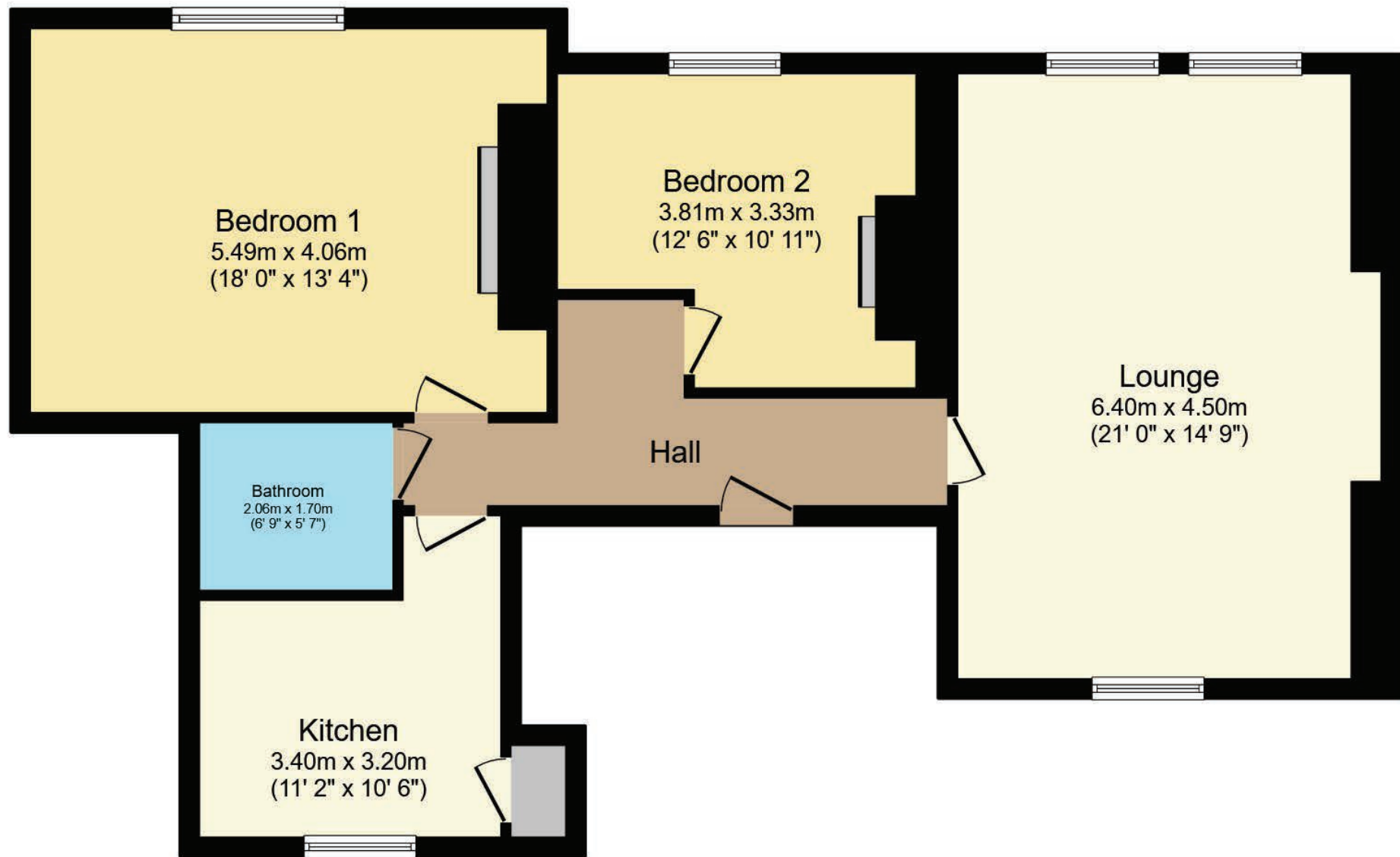
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EPC RATING

Exempt







Total floor area 86.5 sq.m. (931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Winkworth Estate Agents Bath
13 Argyle Street
Bath
BA2 4BQ

01225 829000 | bath@winkworth.co.uk