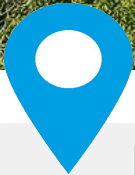




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Northfields House

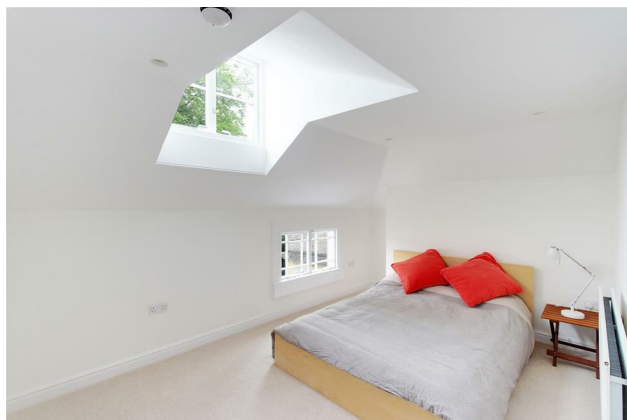
- Converted Georgian House
 - Spacious sitting room
 - Kitchen/Breakfast Room
- Delightful Communal gardens
- Prime location in Lansdown
- Top Floor Apartment
 - Two double bedrooms
 - Gas Central heating
- Allocated parking and visitors parking
- Viewing Highly Recommended





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£350,000



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PRICE RANGE £350,000 to £375,000

A beautifully proportioned two bedroom period apartment located in the highly sought after Lansdown area of Bath just off Richmond road.

Northfields House is a large Georgian villa which is believed to date back to the early to mid 1800s and was more recently converted into five luxury apartments.

The apartment comprises good size sitting room, kitchen/breakfast room, master bedroom, second bedroom and bathroom, all of which are presented in good decorative order.

The property is further enhanced with period features.

Externally, there is attractive communal gardens and an allocated parking space with visitor parking.

Early viewing recommended.

Lease - 999 years from 25.3.2006 Share of Freehold

Monthly service charge - £85.00

Monthly sinking fund - £70.00

Ground rent £0

Council Tax BANES Band C

Fire Alarm Service - last service of fire alarms 9th February 2024

Management Company: Northfield House (Bath) Ltd. Share of freehold owned by way of a one fifth share in the management company which owns the building.



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HALLWAY

Two windows to front elevation. Three wall mounted radiators. Cupboard housing hot water tank. Entry phone. Spotlighting. Thermostat.

SITTING ROOM

14'5" x 13'0"

Bay window to rear elevation. Period fireplace. Wall mounted radiator. Spotlighting. TV and phone points.

KITCHEN

10'11" x 8'10"

Sash window to rear elevation. Small second window to rear elevation. Cream gloss wall and base units with granite worktops. Stainless steel sink with draining board and mixer tap over. Integrated electric oven with gas hob and extractor fan over. Wall mounted radiator. Cupboard housing gas boiler. Tiled flooring.

MASTER BEDROOM

13'7" x 12'5"

Two windows to rear elevation. Wall mounted radiator. Spotlighting. TV point.

BEDROOM 2

13'9" x 9'3"

Two windows to rear elevation. Wall mounted radiator. Spotlighting. TV point.

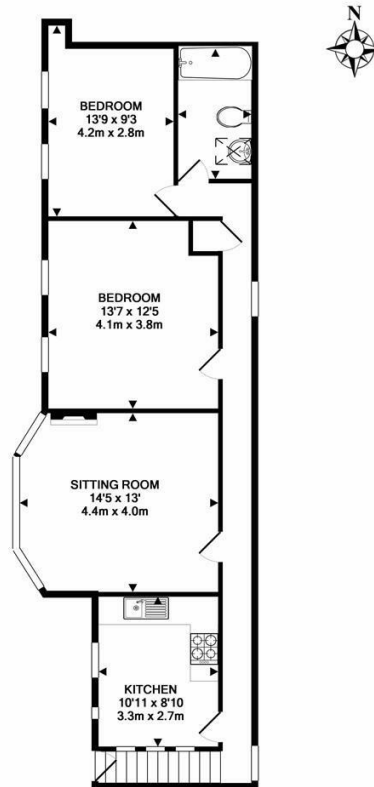
BATHROOM

Window to front elevation. White suite: Panelled bath with shower over. Glass shower screen. Wash hand basin. Low level WC. Wall mounted radiator. Tiled floor and splash back. Extractor fan. Spotlights.



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Northfields House



TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 