THE APARTMENT COMPANY®
20TH ANNIVERSARY

# Cavendish Lodge, Cavendish Road, Bath

- Two Double Bedroom Apartment
- Two Ensuites & WC
- Separate Kitchen
- Private Lockable Storage
- Council Tax: Band G
- Popular Gated Location
- Large Living Room and Dining Room
- One Parking Space and Visitors Parking
- Communal Gardens
- No Onward Chain

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## Price Guide £700,000

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Situated within a prestigious and gated community in one of the most sought-after addresses within the city, we proudly present this impressive and stylish two-bedroom apartment. This residence is a testament to fine living, featuring two generously proportioned double bedrooms, each adorned with its own ensuite bathroom. Additionally, the apartment boasts a spacious and inviting living and dining room, perfect for entertaining or relaxing in style. Furthermore, it offers a separate, fully-equipped kitchen, ensuring the utmost convenience and functionality in this luxurious urban retreat.

To enhance your living experience, the community also features a beautifully landscaped communal garden, providing a tranquil and green oasis right at your doorstep. You'll have the added benefit of allocated parking for your convenience, while your guests will find ample visitor parking available, ensuring that every aspect of your urban lifestyle is seamlessly accommodated. Every detail has been meticulously designed to offer the epitome of modern luxury and comfort, providing a lavish living experience that is truly unparalleled.

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VESTIBULE
Storage cupboard. Wall mounted radiator. Entry telephone. Security system.

ENTRANCE HALL
Cornicing.

SITTING ROOM
26'0" x 12'7"
Two sash windows to front elevation. Two sash windows to side elevation. Two wall mounted radiators. Electric working fireplace. Cornicing. TV and telephone point.

DINING ROOM
13'5" x 10'11"
Sash window to side elevation. Wall mounted radiator. Serving hatch. Cornicing.

KITCHEN
14'9" x 11'6"
Wood effect kitchen comprising: range of wall and base cupboards with work tops over, 1.5 sink with drainer and mixer tap, tiled splash backs, integrated De Dietrich dishwasher, oven, steam oven and gas hob. Integrated Liebherr fridge freezer. Sash window to side elevation. Cupboard housing Worcester boiler. Wall mounted radiator. Spotlighting.

MASTER BEDROOM
15'0" x 10'2"
Sash window to front elevation. Built in hanging wardrobe and separate storage cupboard with shelving. Wall mounted radiator. TV point.

EN-SUITE
White suite comprising: wash hand basin inset with storage below, panelled bath, shower cubicle, low level WC. Wall mounted radiator. Extractor fan. Spotlighting.

SECOND BEDROOM
13'6" x 9'4"
Sash window to side elevation. Built in hanging wardrobe. Wall mounted radiator.

EN-SUITE
White suite comprising: low level WC, wash hand basin inset with storage below, shower cubicle. Wall mounted radiator. Extractor fan. Spotlighting.

CLOAKROOM/WC
White suite comprising: Low level WC, pedestal wash hand basin. Extractor fan. Spotlight.

OUTSIDE
Beautifully landscaped gardens. Private Lockable Storage Cupboard, Perfect for storing bikes, suitcases and garden furniture. Power sockets. Separate area for waste, recycling and a post area. Allocated parking space & visitors parking.

Important Notice:
The Apartment Company, their clients, and any joint agents hereby disclaim any responsibility for statements made in these particulars. These particulars are not to be considered as part of any offer or contract, and they should not be relied upon as factual representations. Approximations are provided for areas, measurements, or distances. The text, photographs, and plans are intended for guidance and may not cover all aspects comprehensively. It should not be assumed that the property possesses all necessary planning, building regulation, or other consents, and The Apartment Company has not conducted tests on any services, equipment, or facilities. Purchasers must conduct their own inspections or investigations for satisfaction.

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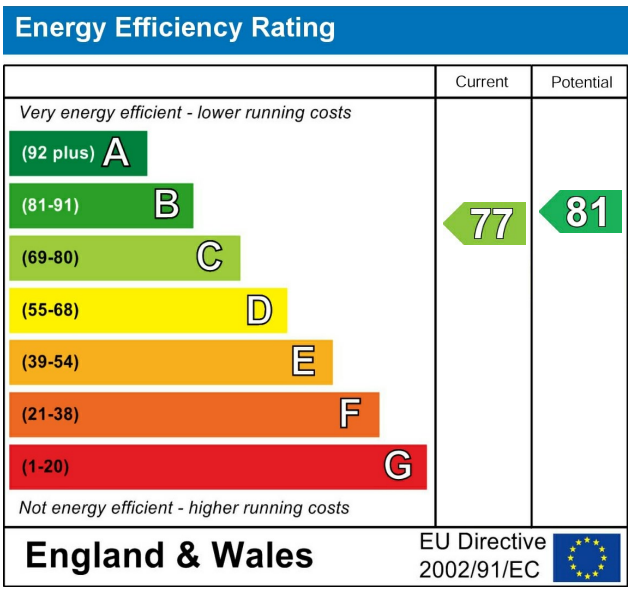
12A Cavendish Lodge,
Cavendish Road,
Bath, BA1 2UD
Approx. Gross Internal Area
1225 Sq Ft - 114 Sq M

TOWN & COUNTRY MEDIA

Second Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale.
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