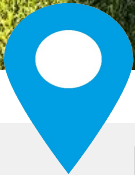




THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Lower Bristol Road, Bath

- PRICE RANGE £310,000 to £340,000
- Unique features incorporating the former Chapel
  - Two Double Bedrooms
  - Leasehold - 999 years
  - Council Tax Band C
- Ground Floor Apartment
- Living room to the rear
- Private Rear Courtyard
  - EPC Rating D





THE APARTMENT COMPANY®  
20TH ANNIVERSARY

£310,000





## THE APARTMENT COMPANY®

20TH ANNIVERSARY

PRICE RANGE £310,000 to £340,000

A delightfully charming two bedroom apartment located on Lower Bristol Road in the historic city of Bath. Converted from a former Chapel this delightful property boasts a spacious 623 sq. ft of living space, perfect for those seeking a comfortable and cosy home.

As you step inside, you are greeted by a welcoming hallway which gives access to all rooms in the apartment.

Your reception room, ideal for entertaining guests or simply relaxing after a long day, is situated at the rear of the property and overlooks your private rear courtyard. It boasts two double bedrooms, making this ideal for a small family, a couple, or even as a luxurious retreat for one.

The property features a stunning wooden chapel door which gives access to the courtyard. The courtyard is South facing and benefits from the afternoon/evening sunshine.

This property is a pre-1900 building that was lovingly built in 1875 as a chapel. There are significant features which remain when it was a Chapel including arched windows in the second bedroom.

The kitchen is cosy but provides all that you need. The décor is neutral throughout taking advantage of the light and airy feel to the property.

The courtyard gives access to a car park at the rear. One space is available to rent via separate negotiation.

Located in the heart of Bath, you'll have easy access to all the amenities this vibrant city has to offer. From quaint cafes to stunning architecture, every day will feel like a new adventure waiting to be explored.

Don't miss the opportunity to own a piece of history in this beautiful apartment. Contact us today to arrange a viewing and take the first step towards making this your new home in Bath.

Leasehold 999 years Renews on sale

Ground rent £150 per annum

Service Charge £2040 per annum

Management Company BNS Management

Residents Parking Permit



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HALLWAY  
Thermostat  
Radiator  
Entry phone

SITTING ROOM



Two double glazed windows to side elevation  
Telephone, TV, and satellite point  
Two radiators

KITCHEN



Kitchen comprises a range of wall and base units with wood worktops  
Four-ring electric hob with stainless steel extractor  
Oven  
Washing machine

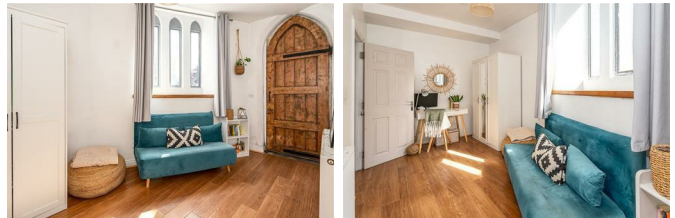


MASTER BEDROOM



Double glazed window to rear elevation  
Radiator  
TV point  
Cupboard housing shelving  
Electric water heater  
Fuse box

BEDROOM TWO



Double glazed windows to front/side elevation  
radiator

BATHROOM

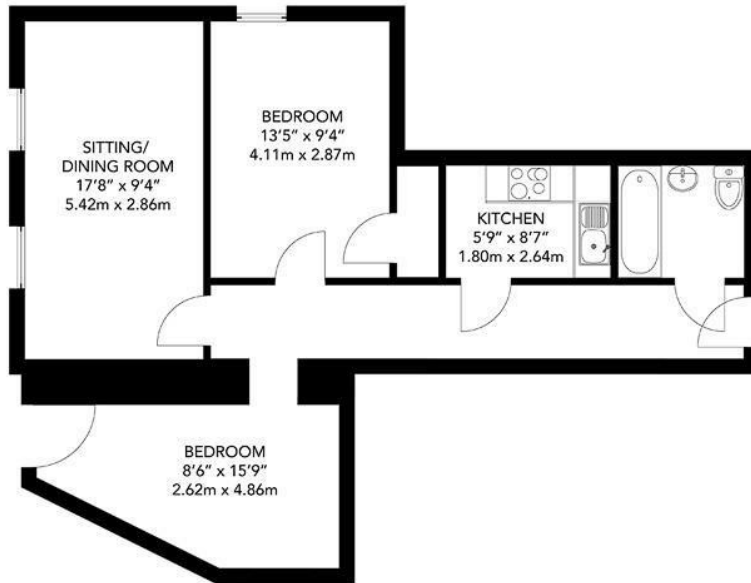


THE APARTMENT COMPANY®  
20TH ANNIVERSARY

Lower Bristol Road, Bath

St Peter's Place, Lower Bristol Road, Bath, BA2 3EP  
Total Area: 623 sq.ft. (57.9 sq.m.)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such 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. Focus Property Marketing 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	<b>56</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	