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20TH ANNIVERSARY

# Powlett Court, Bathwick, Bath

- 2nd floor purpose-built apartment in desirable location on eastern edge of Bath City Centre
- Open plan kitchen/dining/sitting room
- Contemporary styled shower room
- Single garage (suitable smaller vehicle)
- Share of freehold - No Onward Chain
- Well kept communal gardens to front and rear
- 2 good sized double bedrooms with storage
- Sunny balcony with beautiful views
- A flat walk to the City Centre and amenities
- EPC Rating C (73)

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## Offers In The Region Of £350,000

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Stunning Two-Bedroom Apartment in the Desirable Bathwick Estate

This modern, purpose-built two-bedroom apartment is situated on the second floor of a well-maintained development in the sought-after Bathwick Estate, just a short, level walk from the Georgian city centre. Immaculately presented and recently refurbished by the current owner, this light and bright apartment offers lovely far-reaching views to both the front and rear.

The accommodation comprises a spacious open-plan kitchen, dining, and sitting area that opens onto a south-east facing balcony—ideal for enjoying the views and natural light. There are two good-sized double bedrooms, along with a contemporary-styled shower room.

Outside, residents can enjoy beautifully maintained communal gardens, and the property also benefits from the added convenience of a garage.

A fantastic opportunity to acquire a stylish, well-located apartment in one of Bath's most desirable areas.

Tenure: Leasehold with a share of Freehold
Service Charge Annual :£1040
Ground rent £0
EPC Rating C (73)
Council tax Band C

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Lobby
The small entrance lobby has a rack for coats and a cupboard housing the meter.

Open plan sitting/living area
33'11" x 9'3"
Thie lobby leads into the main living area. The fully fitted kitchen has a generous amount of storage, with one and a half bowl sink, Neff integrated appliances including an electric oven, ceramic hob and extractor fan, fridge/freezer and slimline dishwasher. The flooring is polished wood. The sitting area has a large picture window with French window leading out to a sunny balcony, a perfect for relaxing.

Hall
9'3" x 3'7"
This has a radiator and cupboard with the boiler with immersion heater. There is also access to the roof. (storage??)

Shower Room
7'7" x 6'0"
Contemporary styled with a generous walk in shower, WC, basin with vanity unit, electric towel rail and light with mirror.

Bedroom
12'7" x 10'1"
With built in wardrobes, radiator and pleasant views to the south east

Bedroom
11'4" x 10'1"
With radiator and pleasant views to the north west

Location
Level walk to the city centre of Bath along the iconic Great Pulteney Street.
The well-regarded Bathwick St Mary's Primary School is a 0.3 miles walk.

Local shops and amenities can be found on Bathwick Street with Sydney Gardens, Holbourne Museum, children's play area and tennis courts a short walk away. Nearby xccess to the canal towpath and Bath Boating Station. The recently restored Cleveland Pools (outdoor swimming) also close at hand.

Good commuting links with Bath Spa station providing trains to Bristol (15 mins), London Paddington (1 hr 10 mins). There is also easy access along the London Road to the A36 and M4 motorway link at Tormarton.

Further information
Tenure: Leasehold – Share of freehold
Service Charge Approx. £1,040 pa
Council Tax Band C
No ground rent
Electric central heating

Viewing arrangments
Strictly via the sole agents;

The Apartment Company
4 Queen Street
Bath
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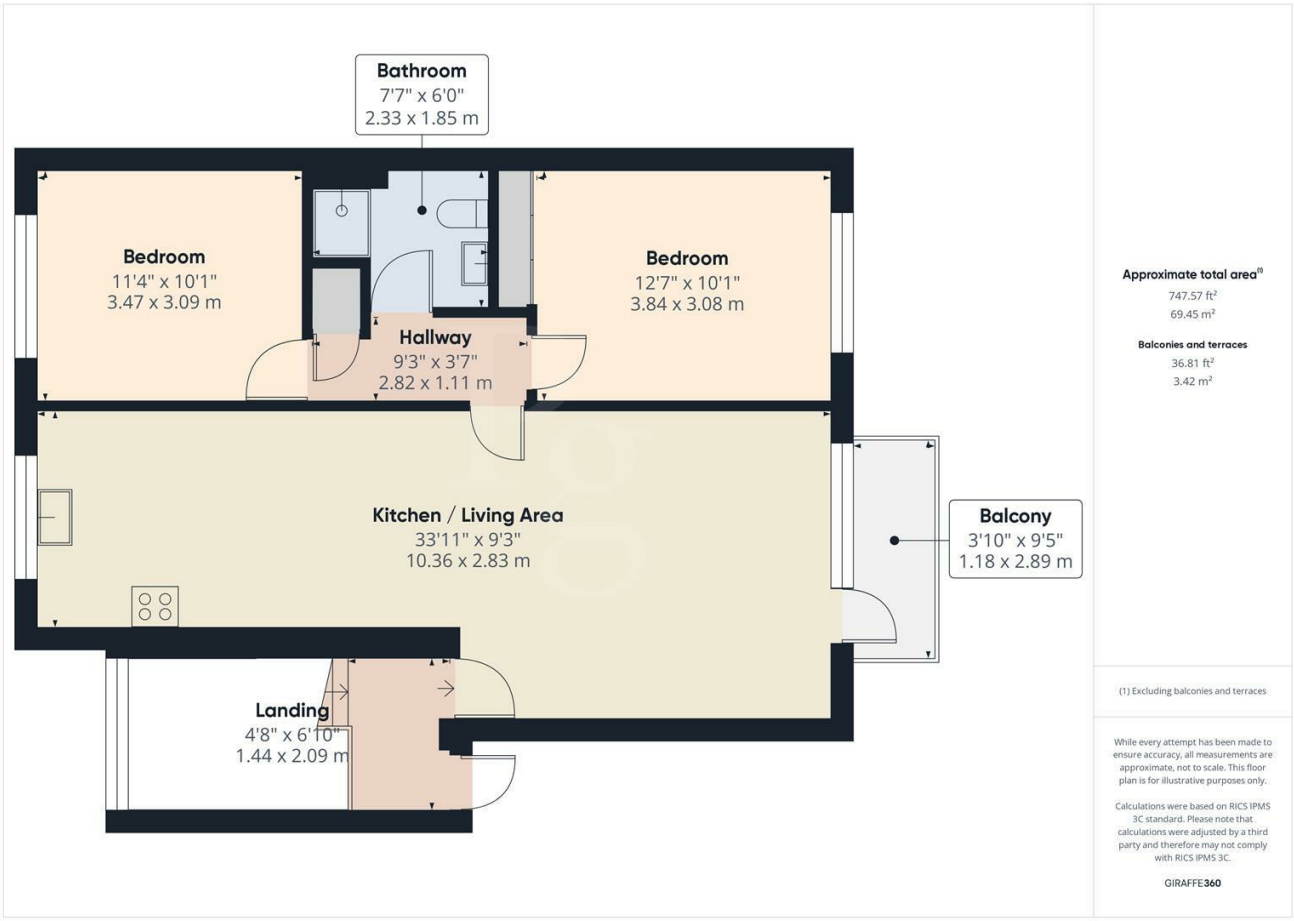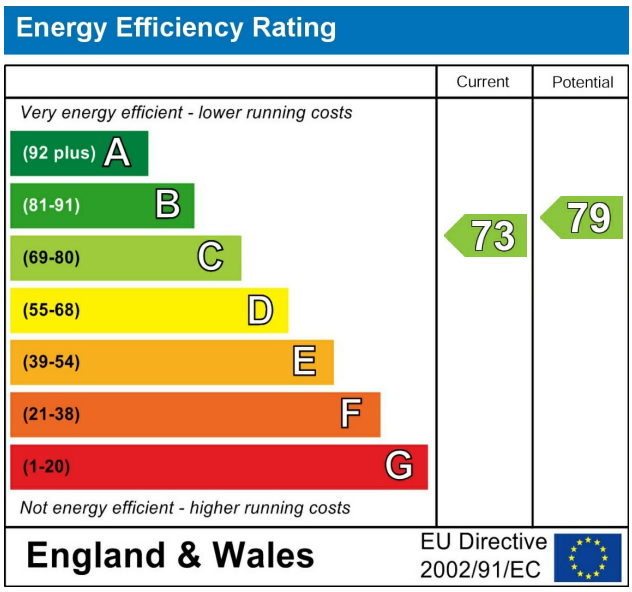
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