THE APARTMENT COMPANY®

20TH ANNIVERSARY

Coronation Avenue, Bath

- Stunning modern two-bedroom apartment with panoramic city views on two floors
- Bright dual-aspect living room
- Second bedroom with side-facing window, deep sill/window seat, and lovely city views.
- Undercover parking, secure bike store, and coded access to communal storage
- Good transport links
- Sleek high-gloss kitchen with integrated appliances
- Principal bedroom with private roof terrace & en suite bathroom
- Stylish shower room with double shower
- Easy access to local amenities
- No onward chain

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Offers In Excess Of £300,000

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An individually designed, modern two-bedroom apartment offering stunning, far-reaching views across the historic Georgian city. Situated within Moravian Place—a select development of just eleven stylish apartments—the property enjoys a prominent position in the heart of Oldfield Park near to all the local amenities in Moorland Road.

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COMMUNAL ENTRANCE
Hallway and stairs leading to all floor levels

HALLWAY
A spacious entrance hall featuring a built-in storage cupboard with shelving, coat hooks, and an entry phone system. Additional features include a radiator, gas central heating control point, and attractive wood flooring.

SITTING ROOM
15'1" x 11'1"
A bright and spacious dual-aspect living area with double-glazed windows to the side and rear elevations, providing superb far-reaching views across Bath. Features include deep window sills with seating potential, TV, satellite and telephone points, ample power sockets, and access to the roof space. Two radiators and fitted carpet throughout.

KITCHEN
10'5" x 8'4"
Fitted with a contemporary range of white high-gloss wall and base units complemented by matching work surfaces and splashback upstands. Features include a five-drawer storage unit, integrated Electrolux electric oven with grill, Zanussi four-ring hob with extractor hood, integrated dishwasher, and fitted fridge/freezer. A breakfast bar with storage beneath, spotlight fittings, and attractive wood flooring complete the space.

MASTER BEDROOM
16'6" x 10'6"
A striking “Gothic” style double-glazed window provides character and charm, while a double-glazed door opens onto a private roof terrace—perfect for seating and taking in panoramic city views. Additional features include a TV point, radiator, and fitted carpet.

LUXURY EN-SUITE
A luxurious bathroom fitted with a modern white suite, including a panelled bath with glass screen and shower over. Features half-tiled walls, pedestal wash hand basin with mirror and electric shaver light above, WC, and a chrome heated towel rail. Additional details include a Manrose extractor, spotlight fittings, and smart tiled flooring.

SECOND BEDROOM
11'7" x 8'6"
A well-proportioned room with a double-glazed side window complete with deep sill and window seat, enjoying impressive views across the city. Additional features include a TV point, radiator, and fitted carpet.

SHOWER ROOM
Fitted with a modern white suite, the room includes a separate double shower, pedestal wash hand basin with mirror and glass shelving above, and a WC. Features also comprise fully tiled walls, a chrome heated towel rail, and a corner cabinet with mirrored door. Additional details include a Manrose extractor, triple spotlight fitting, and practical under-stairs cupboard housing an A-rated AEG washer/dryer. Finished with smart tiled flooring.

OUTSIDE
The property benefits from an undercover private parking space, accessed via a driveway. A secure bike store and meter area are also provided, along with a practical shared space for bicycles, recycling bins, and refuse boxes, all conveniently accessed via a coded door entry system.

LOCATION
Situated in the desirable southern suburb of Bath, Oldfield Park offers a vibrant yet relaxed setting, combining the charm of period architecture with modern conveniences. The area benefits from excellent transport links, including regular rail and bus services into Bath city centre, while nearby shops, cafés, and restaurants provide everyday amenities within easy walking distance.

KEY FEATURES
Tenure: Leasehold 999 years from 2011
Managed by: E&J Estates
Ground rent: £250 pa
Service charge: £2098 pa
Council Tax Band: B

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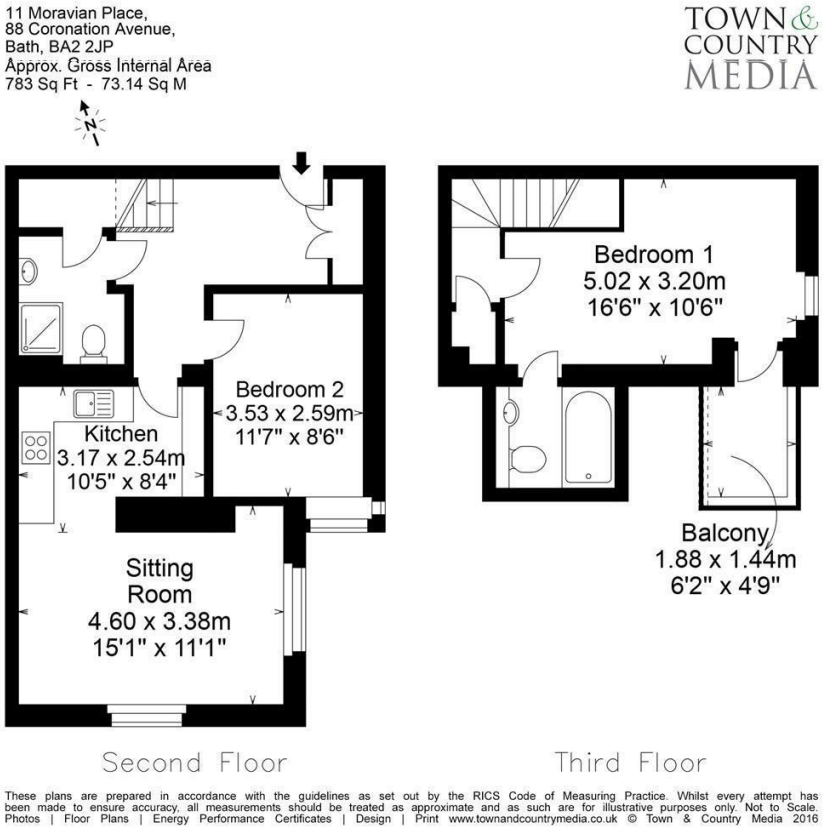
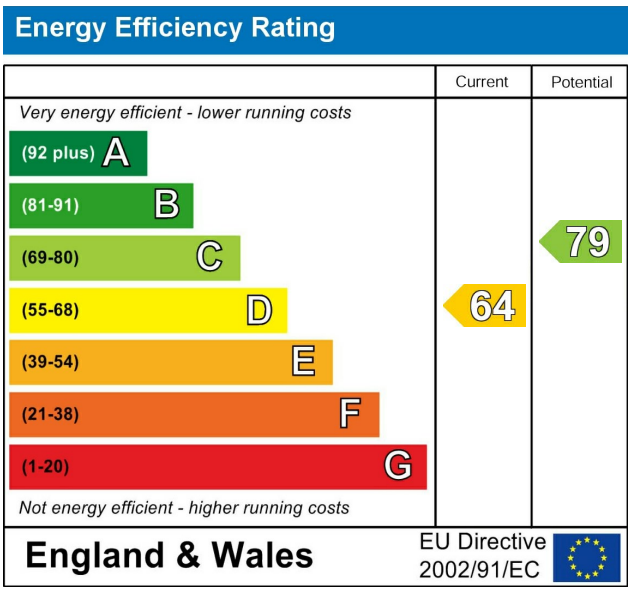
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