



Ground Floor Flat, 1 Albion Terrace, Upper Bristol Road, Bath, BA1 3AF

Guide Price **£125,000**

This ground floor 300sqft Georgian conversion city base is ideally placed for access to town, opposite Victoria Park allotments and the bottom of Marlborough Lane. Previously rented for many years so now requiring some updating but gas central heating in place plus functional kitchen and bathroom fittings. Open plan sitting room with kitchen area, shower room and small bedroom. No chain. Sole Agents.

- 300sqft
- Ground floor
- No chain
- New 999yr lease
- Only four flats in the building

Property Description

HALL Front door from communal halls, radiator.

SITTING ROOM WITH KITCHEN AREA Alternate front door from communal halls, double radiator, secondary glazed front sash window, original fireplace surround (blocked hearth), two original alcove cupboards, kitchen base unit with laminated worktop and sink/drainage unit, fitted electric hob with oven under, space for undercounter fridge, plumbing for washing machine, coved ceiling.

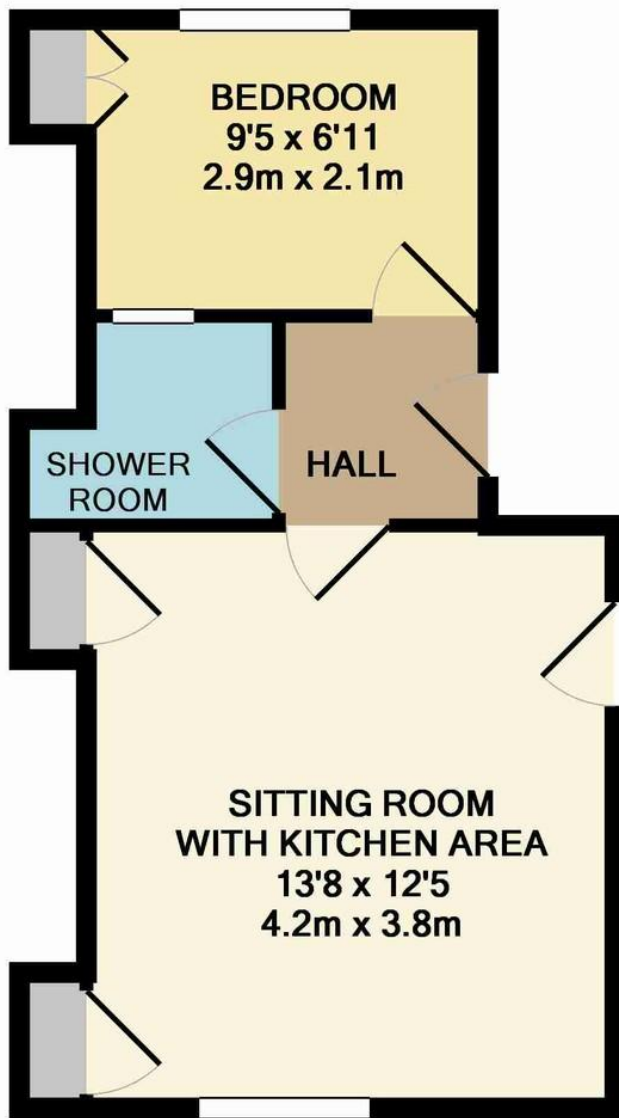
SHOWER ROOM Internal rear window, handbasin, low level W.C, shower cubicle, radiator, extractor fan.

BEDROOM Rear sash window, radiator, alcove cupboard housing Ideal Logic gas combination boiler.

AGENTS NOTES This ground floor 300sqft Georgian conversion city base is ideally placed for access to town, opposite Victoria Park allotments and the bottom of Marlborough Lane. Previously rented for many years so now requiring some updating but gas central heating in place plus functional kitchen and bathroom fittings. Open plan sitting room with kitchen area, shower room and small bedroom. No chain. Sole Agents.

The property is offered with a brand new 999yr lease and monthly service charges are set at £50pcm.





TOTAL APPROX. FLOOR AREA 300 SQ.FT. (27.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Share of Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements