



# ASPIRE

— TO MOVE —



## Kemphorne Lane, Bath, BA2

This property is ideally located between both Combe Down and Odd Down villages and reaps the benefits of all the amenities they both have to offer. There is a large Sainsbury's supermarket within a 5-minute walk, a Tesco Express with petrol station and further shops in Odd Down, Bear Flat and Combe Down. There are a variety of options with bus routes to the city centre, both Bath Spa and the University of Bath, Bristol, Frome and Wells with stops on Midford Road, Bradford Road and Wellsway within a short walking distance.

**£1,350 PCM**

# Kempthorne Lane, Bath, BA2

- Two bedrooms
- Top Floor Flat
- 1 parking space
- Bike & bin store
- Part-furnished
- Available ASAP
- Holding deposit - £311
- Video tour available
- Council tax band B - £1,722.41

Aspire To Move present this top floor flat apartment in a Grade II Listed building, set in a quiet, off road location with the benefit of communal gardens and private parking. Close to local amenities and central bus routes.

This apartment features two bedrooms. One bedroom is equipped with built-in wardrobe storage, while the second boasts bespoke wardrobes and a single bed. The bathroom is practical and modern, complete with a toilet, sink, and a bath with a shower overhead.

The open plan lounge, kitchen, and dining area, which is both light and spacious is fitted with a Miele washing machine and a fridge with a box freezer. The living room is furnished with a comfortable sofa, a chair, and a TV stand.

Additionally, this property includes a separate storage room that can easily serve as a small office space, complete with a desk and chair for your convenience. The communal gardens and private parking further enhance the appeal of this lovely apartment.

Available now, and would ideally suit a professional single person or couple. However this property will also consider 2x sharers or mature students.







THIRD FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



THE HEXAGON, BATH, BA2

TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

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 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.

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