



Johanna House, Mulberry Park, Bath, BA2

Video and physical viewings available. A brand new two bedroom apartment located in the Mulberry Park development in Combe Down, Bath. Offered unfurnished and available now.

Mulberry Park is an award winning development situated in Combe Down. Amenities include a primary school, children's nursery and state-of-the-art leisure facilities. There is also an onsite community Hub offering yoga and pilates classes alongside a cafe.

£1,500 PCM

Johanna House, Mulberry Park, Bath, BA2

- Video viewings available
- Unfurnished
- Holding deposit: £346
- Two bedroom flat
- Available now
- Council tax: awaiting banding
- Brand new
- Initial 12 month contract
- Allocated parking space

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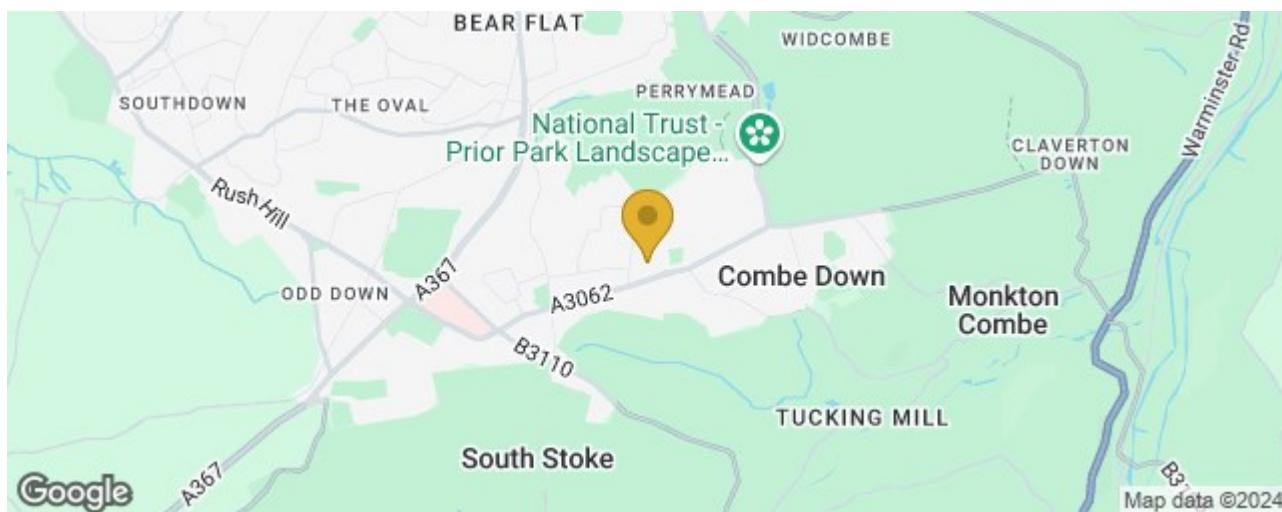
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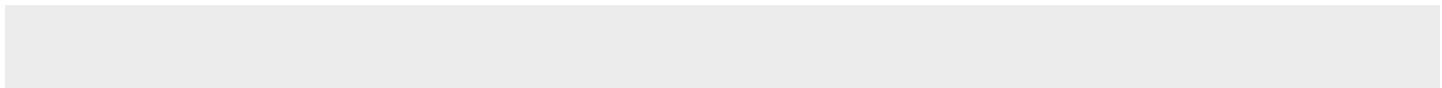
The property is brand new and has new Karndean flooring throughout. You enter the property into a well proportioned L-shaped entrance hall with double storage cupboard, one of which will house a washing machine. The open plan kitchen living dining room benefits from a dual aspect with three windows allowing in natural light and pleasant views. The kitchen area has base and wall units and an island unit. There is a bosch oven, hob, extractor and integrated fridge/freezer and dishwasher. The master bedroom has a double wardrobe. The second bedroom is also a double and there is a modern bathroom with shower over bath, WC and sink.

Externally, there is a car park where you will find an allocated off road parking space, a communal bike lock up area and a refuse/recycling store.

The property is available now and would best suit a single professional or couple. Please note the landlord is not looking to accept students.

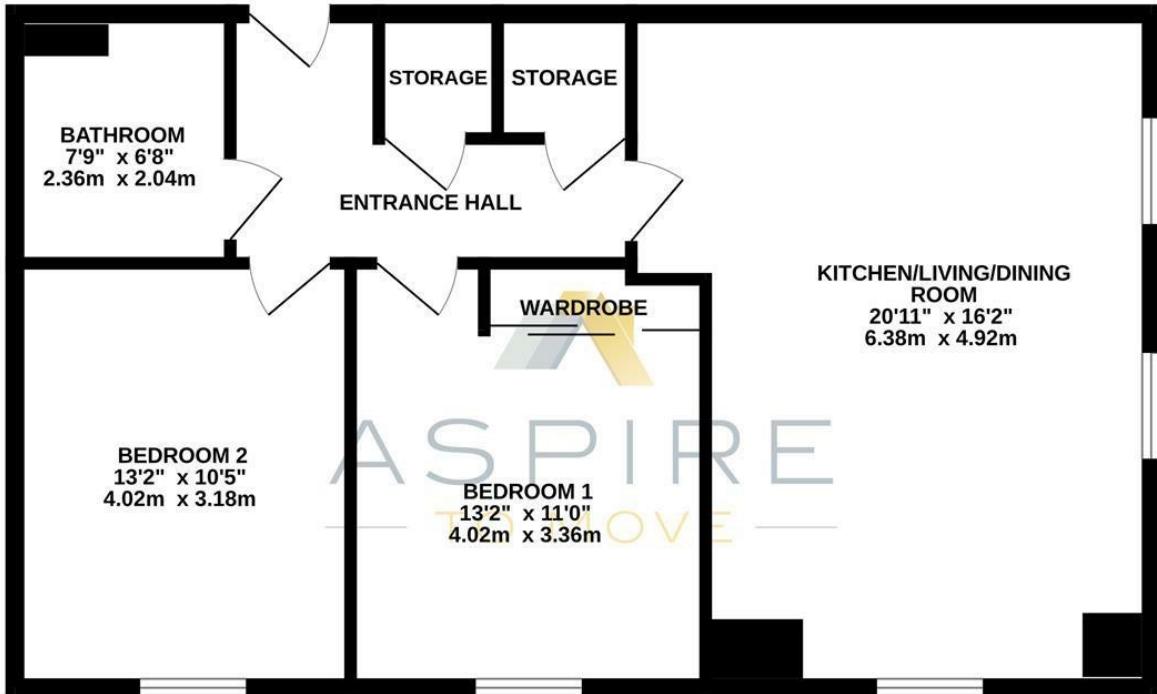
Council tax band: Awaiting banding





Floor Plan

FIRST FLOOR 727 sq.ft. (67.6 sq.m.) approx.



JOHANNA HOUSE, BATH, BA2

TOTAL FLOOR AREA : 727 sq.ft. (67.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	86	86
(81-91) B			
(68-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(68-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	