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## 1 Gerrard Buildings, Bath, BA2 4DQ

- Ground Floor Spacious Apartment
- 996 Sq Ft of Accommodation
- Open Plan Living/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom & En-Suite Shower Room
- South Facing Courtyard
- Private Single Garage
- No Onward Chain
- EPC Rating - D

Price guide £575,000

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### Location

Situated just off Great Pulteney Street is Gerrard Buildings. The property is a short level walk from the city centre across the famous Pulteney Bridge. Bath offers an abundance of fine dining choices & boutique shops, with The Theatre Royal and the Thermae Spa also both a leisurely stroll away. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins). The World Heritage City is famous for its golden architecture, parks and history as well as being the home of Bath Rugby Club.

### Internal description

The communal entrance and hallway lead you to the property's front door. The hallway then takes you to the bright and spacious lounge/diner, There are doors to the rear which open up onto the sunny patio, overlooking the croquet green. The kitchen is fitted with cream wall and base units, offering plenty of storage space, as well as a breakfast bar. There are two , well proportioned double bedrooms, with an en-suite to the master. The bathroom comprises of a bath, with shower over, wash hand basin, w/c and bidet.

### External description

This stunning property enjoys access to a Southerly facing courtyard garden which overlooks the Croquet Club and beyond. There is the added benefit of a single garage which has an electric door, light and power. This is situated within a separate block. Additional storage is available in the basement.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure: Leasehold

Lease Years Remaining: 946

Management Company: SPG Property Limited

Service Charge: £2,026 per annum

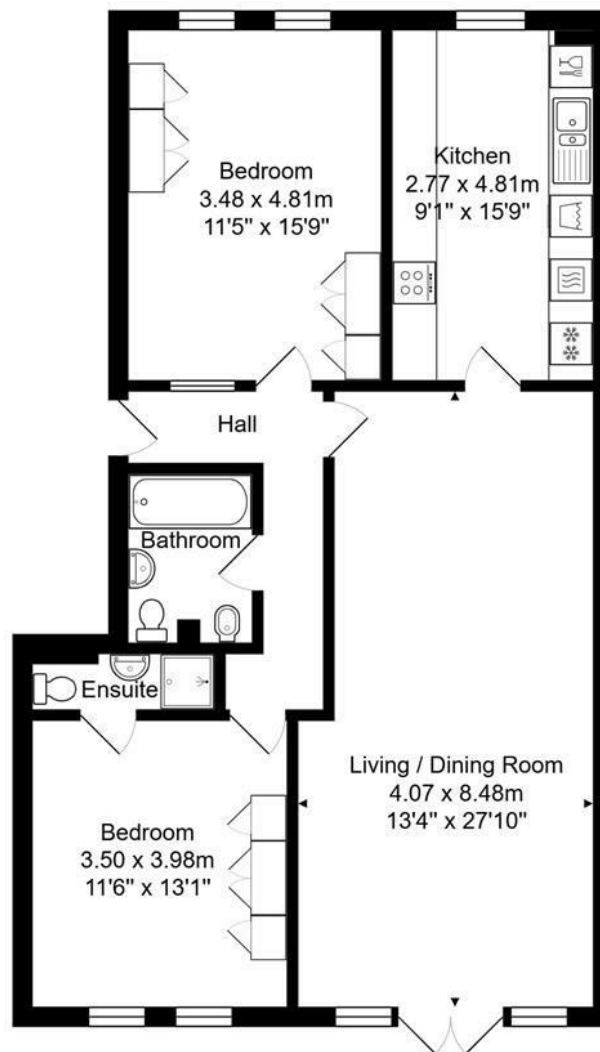
Sinking Fund: £1,000 annual contribution

Ground Rent: £50

Council Tax Band: D


Local Authority: Bath and North East Somerset

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Ground Floor Flat  
Total Area: 92.6 m<sup>2</sup> ... 996 ft<sup>2</sup>

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.  
Area includes internal and external wall thickness  
www.epcasassments.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







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