



9 PARK AVENUE
Bath

Carter Jonas

GROUND FLOOR FLAT, 9 PARK AVENUE, BATH, SOMERSET, BA2 4QD

A BRIGHT, ELEVATED TWO BEDROOM DOUBLE BAY FRONTED PERIOD APARTMENT IN A NO THROUGH ROAD IN POPULAR BEAR FLAT WITH PARKING AND NO ONWARD CHAIN.

DESCRIPTION

A lovely example of a double fronted period apartment in the ever-popular area of Bear Flat. Situated in a quiet no through road with a strong community feel, this handsome property offers flexible accommodation and unrestricted parking.

This wonderful two bedroom apartment is set across the ground floor with steps leading up from the road to the front door.

Opening into a large hallway, currently used as an office study area, there is a large living room to the left with a picturesque bay window and period features.

To the right hand side, is a large double bedroom with bay fronted window. A practical kitchen with all appliances, with an additional room to the right of it, currently set up as a gym but which could also be an additional bedroom or dining room.

The bathroom has a full bath with shower overhead, and the property is presented in excellent order having recently been decorated throughout.

Offered with no onward chain, this property is ideal for a first time buyer or investment.



SITUATION

Park Avenue can be found in an elevated position in the ever popular Bear Flat on the Southern slopes of Bath.

This highly desirable location provides a host of wonderful independent and local shopping outlets, both in Bear Flat and Widcombe.

Parks and green spaces are in abundance, as well as being within walking distance to Bath Spa train station (approx. 0.5 mile).

The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa.

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).

With excellent local primary and secondary schools within the vicinity of Bear Flat, this a very attractive area of Bath to live in.

ADDITIONAL INFORMATION

Tenure: Leasehold (417 years from 8 August 1978)

Services: All mains services are connected

Annual Ground Rent: £10 per annum

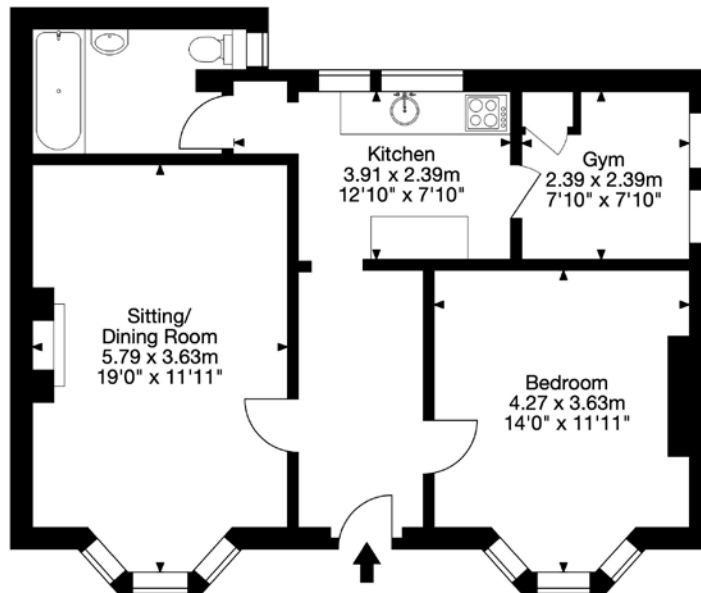
Council Tax: Band B

Viewings: Strictly by appointment with Carter Jonas

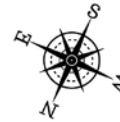
EPC: Band D



Ground Floor Flat
9 Park Avenue, Bear Flat, Bath BA2 4QD
Gross Internal Area (Approx.)
62 sq m / 673 sq ft



Ground Floor



Capture Property Marketing 2023. Drawn to RICS guidelines. All measurements are approximate and should not be relied on as a statement of fact. Plan is for illustration purposes only. Not drawn to scale.

Capture.

Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.