



30 THE MOORINGS
Bath

Carter Jonas

30 THE MOORINGS, SYDNEY WHARF, BATH, SOMERSET, BA2 4AZ

A VERY WELL POSITIONED FIRST FLOOR TWO BEDROOM APARTMENT WITH BALCONY WITHIN THIS POPULAR RETIREMENT DEVELOPMENT ON THE LOWER SLOPES OF BATHWICK HILL, BEING AT THE REAR OF THE BUILDING WITH LOVELY VIEWS OVER THE KENNET & AVON CANAL AND UP BATHWICK HILL

Communal entrance hall with lift or staircase to the upper floors
• Private entrance hall • Living room • Kitchen • Two double bedrooms and views over canal • Bathroom • Balcony •
Excellent communal facilities including resident manager, residents' drawing room, secure parking and guest suite

DESCRIPTION

A very well positioned first floor two bedroom apartment with balcony within this popular Broadleaf Management retirement development on the lower slopes of Bathwick Hill, being at the rear of the building with lovely views over the Kennet & Avon Canal and up Bathwick Hill.

This residence offers picturesque views of the Kennet & Avon Canal and Bathwick Hill from the rear balcony. The interior features a luminous living room connected seamlessly to the newly refurbished kitchen through lattice glazed French doors. The kitchen is equipped with ample storage, double eye-level ovens, and space for essential appliances.

Both bedrooms provide spacious comfort, with the second bedroom granting access to the inviting balcony. The modern amenities include a newly refurbished shower room with a large cubicle, fully tiled walls, medicine cabinet, WC, and sink. Additional storage is available in the hallway, including an airing cupboard.

Enjoy the convenience of communal facilities, including a furnished drawing room, adjoining kitchen, laundry, paved roof terrace, planted areas, and a secure gated car park. Tailored for those aged 60 and above (or 55 for one member of a couple), The Moorings provides a secure and comfortable environment for retirement living.



SITUATION

This sought-after residential location is within easy walking distance of the City Centre via Great Pulteney Street. Bath Spa Station and the bus station are a short walk along the canal towpath. Bathwick Hill is a magnificent wide road flanked on both sides with some of Bath's finest examples of Georgian townhouses and villas. There are local shops and amenities available with a useful Tesco Express, Dexter's Café, off licence and florist. The University of Bath with its worldclass sports facilities and Olympic-sized pool sits at the top of the hill. The Kennet & Avon Canal runs close by, and its tow path is accessible from Bathwick Hill, one can travel by bike or by foot to Bradford-On-Avon or to Bristol traffic free along the canal paths and National Cycle Network.

ADDITIONAL INFORMATION

Tenure: Long Leasehold (125 years from 1 October 1998)

Ground Rent: £755.00 per annum

Services: All mains services are connected

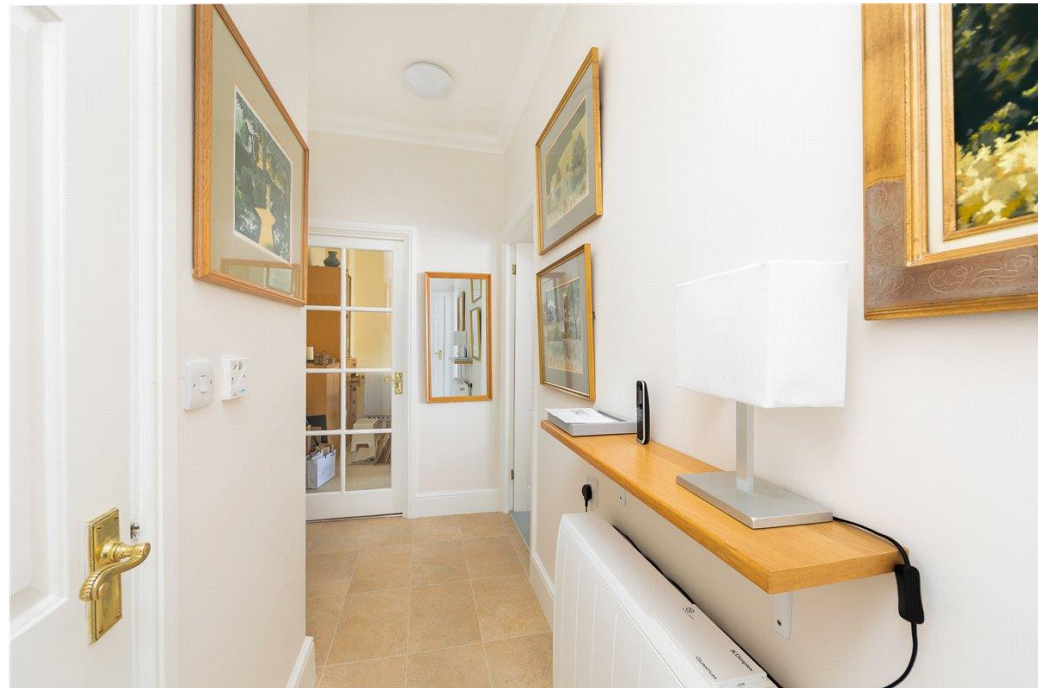
Service Charge: £4,033.20 per annum

Local Authority: Bath & North East Somerset Council

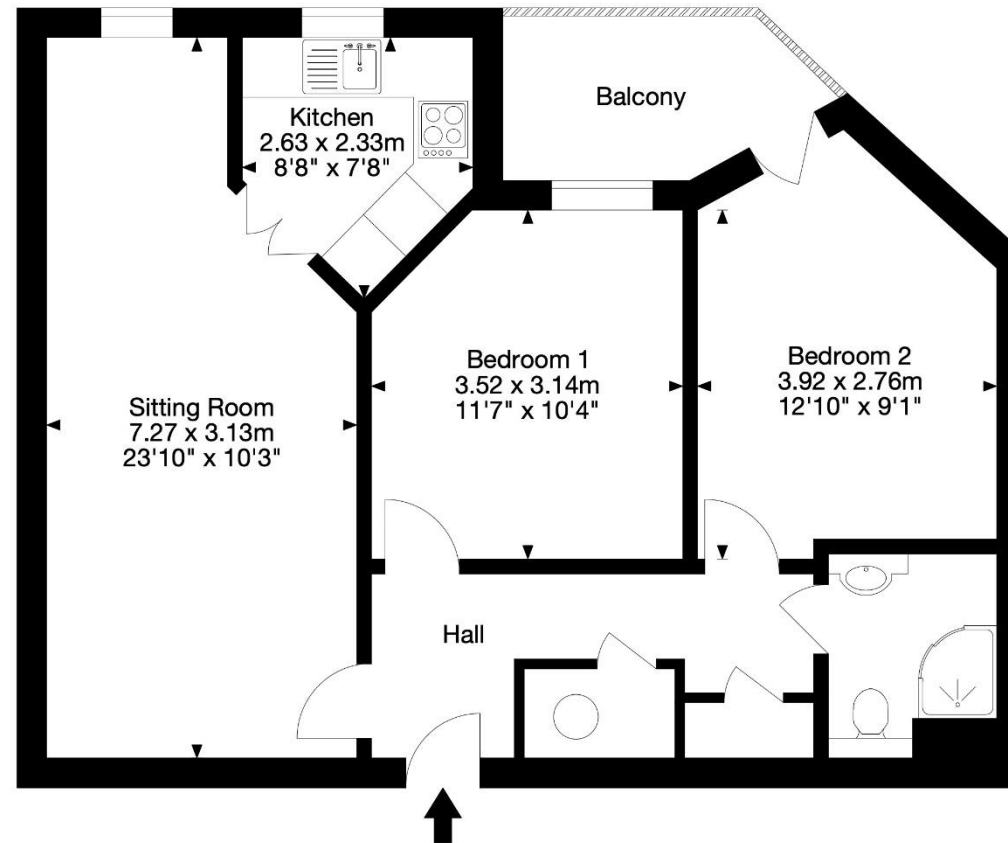
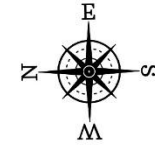
Council Tax: Band E

EPC: Band B

Directions: Proceed up Bathwick Hill for about 200 yards and the entrance to The Moorings will be found on the left hand side, opposite the rank of shops and bus stop.



30 The Moorings, Sydney Wharf, Bath, Somerset BA2 4AZ
Gross Internal Area (Approx.)
61 sq m / 656 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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