

# KIT JOHNSON

residential



Weston, Bath

£300,000

**Exceptional, Well Appointed Two Bedroom Ground Floor Apartment. EPC Grade C**





18 Hockley Court  
Weston Park West  
Bath  
BA1 4AR

**PRICE: £300,000**

A light and spacious ground floor apartment in a tranquil, leafy setting in the Weston Park area of Bath and a level walk to the City Centre via Victoria Park. The property would be an ideal first purchase, investment or downsize. Communal entrance, private hall, living room with access to South facing balcony, modern fitted kitchen, two good bedrooms, excellent storage, and a bathroom with a window. Outside there are extensive communal gardens, parking and a single garage in a block. An exceptional opportunity.

**Ground Floor Apartment**

**1970's Purpose Built Block**

**Private South Facing Balcony**

**Two Bedrooms & Sitting Room**

**Modern Fitted Kitchen & Bathroom Suite**

**Communal Gardens & Visitor Parking**

**Council Tax Band C £1681**

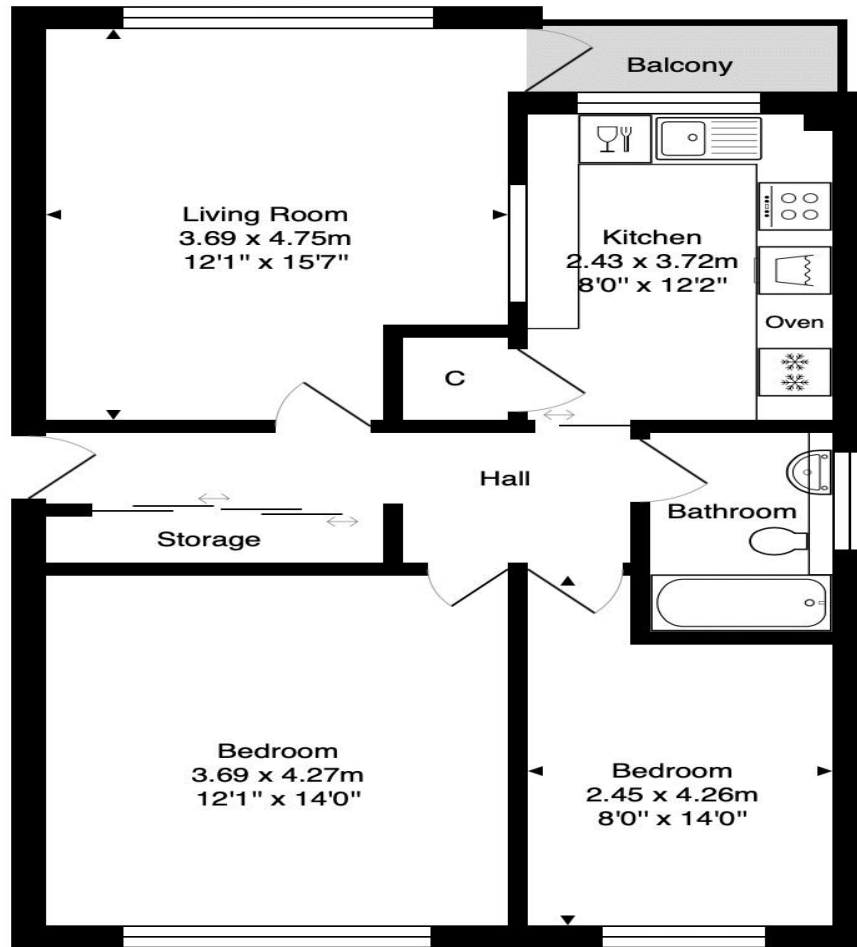
**Leasehold (999 Yrs Residue)**

**Managed by PPM South West Ltd (01395 262 796)**

**£1320 Per Annum Management Fees**



18 Hockley Court, Bath



**Total Area: 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup> (excluding balcony)**

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.energyassessmentservices.co.uk](http://www.energyassessmentservices.co.uk)

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