

# KIT JOHNSON

residential



Weston, Bath

£155,000

**A One Bedroom Garden Retirement Apartment. EPC Grade C**



11 Sheppards Gardens  
High Street  
Weston  
Bath  
BA1 4DF

**PRICE: £155,000**

A well appointed ground floor apartment in this sought after development off Weston High Street. This very private apartment has it's own entrance door from the communal gardens. The accommodation includes a hall, living rom, bedroom, shower room and fitted kitchen. There are excellent communal facilities which include a laundry room, gardens and residents lounge. Located in the heart of Weston Village close to all local amenities as well as bus routes into Bath. The property is leasehold and will be granted a new 99 year lease on completion with the executors surrendering the existing lease.

**Living Room**

**Fitted Kitchen**

**Bedroom**

**Shower Room**

**Night Storage Heating**

**Double Glazing**

**Resident Manager (01225  
336140)**

**Lift Access**

**Communal Gardens**

**Residents Lounge**

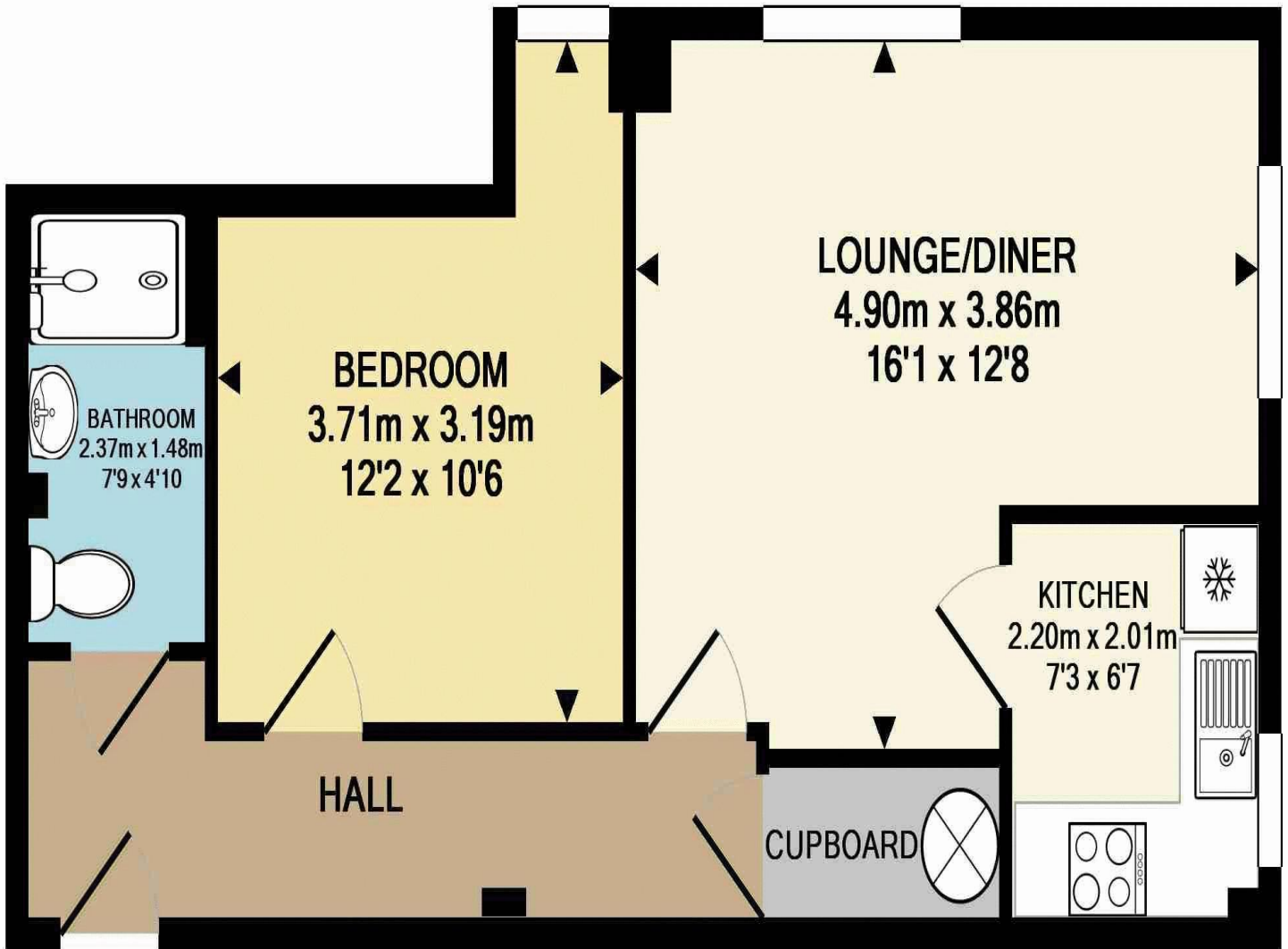
**Laundry Room**

**Council Tax Band B £1471**

**453 Sq Ft (42.1 Sq Mt)**

**Monthly Service Charge  
£197.74**





TOTAL APPROX. FLOOR AREA 42.1 SQ.M. (453 SQ.FT.)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent. [www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)

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