

Combe Park, Bath

£295,000

**Elegant, Period, Ground Floor Apartment. Garden and Parking. EPC Grade D**

Ground Floor Flat

45 Combe Park  
Bath  
BA1 3NS  
  
PRICE: £295,000   
  
A well appointed light and airy West facing ground floor/garden apartment in a distinguished Victorian building close to the Royal United Hospital, Chelsea Road and Weston Village. The apartment benefits from private allocated parking at the front as well as a private garden and seating area with a sunny aspect all afternoon and into the evening. Communal hall, private front door, hall, sitting room with plaster cornice, period fireplace and a large Sash bay, kitchen with appliances, double bedroom and an internal bathroom suite. An ideal first property or base in this historic city. Vacant possession.

**Ground Floor Apartment**

**One Double Bedroom**

**Sitting Room**

**Period Features**

**Fitted Kitchen**

**Bathroom Suite**

**Private West Facing Front Garden**

**Parking**

**Council Tax Band B £1762**

**Leasehold (Residue 999 Yrs)**

**Internal Management Co £50pcm**

**Gas Central Heating**

**554 Sq Ft (51.5 Sq Mt)**

**Popular Location**

**Kit Johnson Residential**

**26-33 High St**

**Weston**

**Bath**

**BA1 4BX**

**01225 444447**

**sales@kitjohnson.co.uk**

**www.kitjohnson.co.uk**

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