



Matilda House, Bath, BA2 5FD

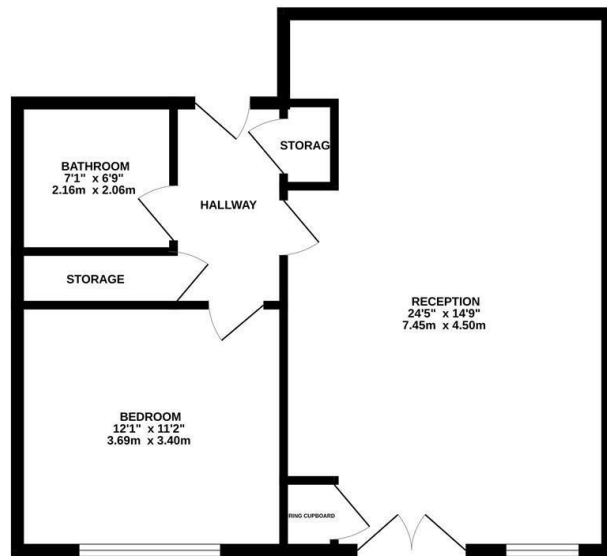
Guide Price £280,000

FOR SALE



- No Chain
- One Double Bedroom Apartment
- Top Floor Flat
- Modern Throughout
- Open Plan Kitchen Lounge Diner
- Allocated Parking x1

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA - 607 sq.ft. (56.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Reception 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 for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and applicants should have used their best endeavours to ensure the accuracy of the information provided. Made with Metropix 12/02/23

THE PROPERTY

Vendors Comments: "We bought the property as it is a 5-10 minute cycle to central Bath in the morning, with good transport links too. We enjoyed living there as Combe down is a lovely area.

We advertised it for rental on Rightmove 3 years ago and we were able to rent it at £1100, with 4 prospective tenants wanting it within 24 hours of the listing going live and therefore we were able to choose the tenants that were ideal for us. If I was looking to rent this property now, I would expect £1300pcm minimum. Tenants like it because it is close to Bath University."



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |