



The Old Vicarage, Bath Road, Old Town
Guide Price £90,000

NO CHAIN! * Situated within this prominent retirement development, located within the HEART OF OLD

*** THE OLD VICARAGE, BATH ROAD
*** NO ONWARD CHAIN! *** A LIFT
CAN BE FOUND WITHIN THE
BUILDING *** Situated within this
prominent retirement development,
located within the HEART OF OLD
TOWN and just a short level walk to all
the amenities on offer and the beautiful
Town Gardens. Designed for the
OVER 55's and SOLD as 75% shared
equity, this stylishly presented FIRST
FLOOR apartment comprises: A
secure communal reception hall with
telecom access: Georgian style door
to: Hall, 15' living room with dual
aspect views overlooking both the
communal gardens and the front
aspect (windows to the front of the
property have secondary double
glazing), fitted Kitchen, 2 DOUBLE
BEDROOMS and shower room, with
white three piece suite. Further
features include: well tended SOUTH
FACING rear communal gardens,
communal lounge area and allocated
Parking Space. For further details and
to arrange a viewing, please contact
the homeowners Sole Agents, MILES
BYRON.

Tenure: Leasehold (99 years)
Service Charge: £2,400 per year
stone water

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

SPLIT LEVEL FIRST FLOOR

APPROX. 53.9 SQ. METRES (580.4 SQ. FEET)



TOTAL AREA: APPROX. 53.9 SQ. METRES (580.4 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.