



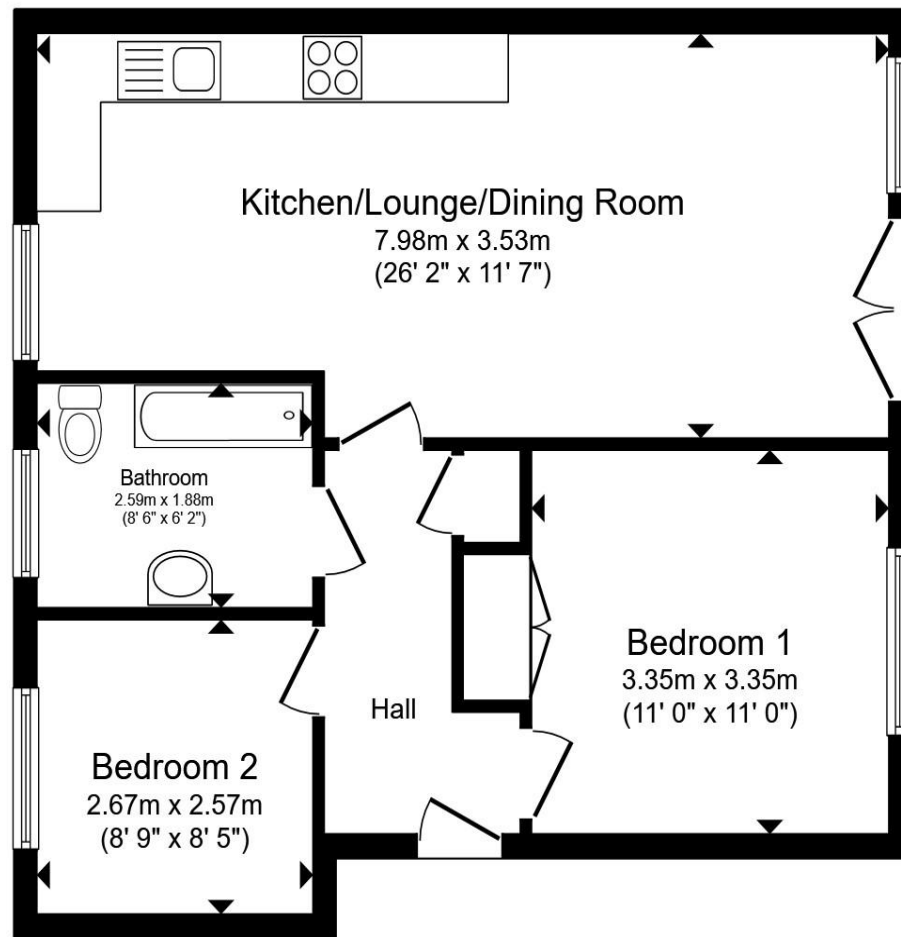
Eveleigh Avenue, Bath, BA1 7DH

welcome to

Eveleigh Avenue, Bath

A ground floor two double bedroom modern flat in a highly regarded development on the North Eastern fringes of the City, offered to the market as 40% Shared Ownership, a perfect opportunity for first time buyers.





Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The flat forms part of a select development of homes built in 2007. Within the flat there is evenly proportioned living space including an open plan arrangement of living/dining space with a Juliet balcony, together with the kitchen area, two bedrooms, and outside there is an allocated parking space. The area is tucked away from the main road leading to Batheaston village and is backing onto countryside, you do also have access to a green space which is at the top of the development.

The lease is currently being extended to a new 990 year lease, and this will be paid for by current owner and share ownership company.

Located just to the east of the city, with a variety of routes into Bath centre via London Road, the Kennet & Avon Canal towpath, or the nearby Bathampton Toll Bridge. There are also regular bus services from nearby stops, including the 6A and 7 from Larkhall, no. 3 from Bathford, 13 from Batheaston, and 231 from Chippenham. The property is well positioned for easy access to the M4 motorway. Alice Park, together with the popular independent shops, cafés and amenities of both Larkhall and Batheaston, are within walking distance or a short drive away.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Eveleigh Avenue, Bath

- 40% Ownership Share
- Perfect first time buyer property
- Ground floor flat
- Two bedroom
- Allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1980.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2007.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£96,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105892



Property Ref:
LAR105892 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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