

Premium



Upper Oldfield Park Bath BA2

£1,625 Per Month - Available 09/02/2018



Secure, exclusive development within 1 mile of the city.

Private balconies | Satellite & Media ready | Secure private underground parking | Video entry system |
Luxury finish | Landscaped communal grounds | Designated refuse & recycling areas..

Description

****OPEN HOUSE BY APPOINTMENT ONLY -**

03/02/2018** This exceptional development has been developed to a high spec. The building's unique modern style has been cleverly designed by David Hadfield with a Victorian Villa style façade which incorporates the modern technology & conveniences required for today's busy professional. The building is thoughtfully finished & the apartment offers fantastic living space with exceptional city views as far as Royal Crescent & beyond with a living space that works seamlessly with the bespoke Bulthaup kitchen, utilising space & carefully maximising storage including a hidden extractor fan & integrated meile appliances. The apartment is heated by an efficient underfloor heating system & luxury of remote controlled curtains, designer fittings and

ceramic tiled floors. The bedrooms are of similar size, the master benefits from fitted wardrobes & en suite complete with rain-maker shower in addition to the family bathroom including a quality shower over the bath plus separate hand-held shower. The hall offers additional storage & access to the washer/dryer. The property is very secure with CCTV, video entry & one electronic fob provides access to the building, post box & garage.



Hamptons Bath Lettings

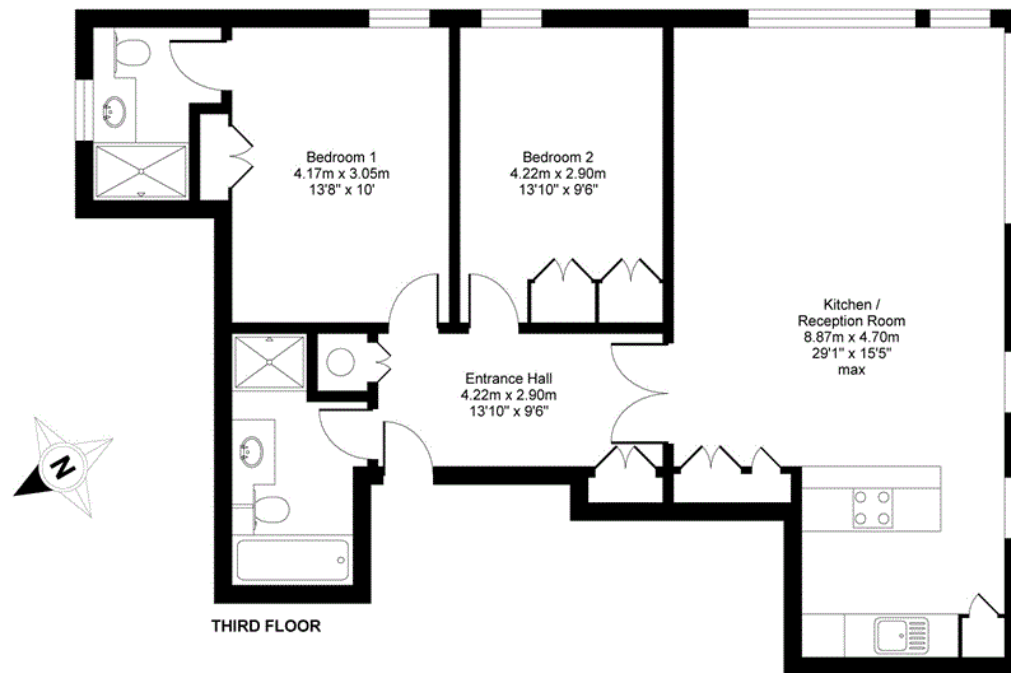
33 Gay Street

Bath BA1 2NT

Tel: 01225 445 646 - bathlettings@hamptons-int.com

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Floorplan



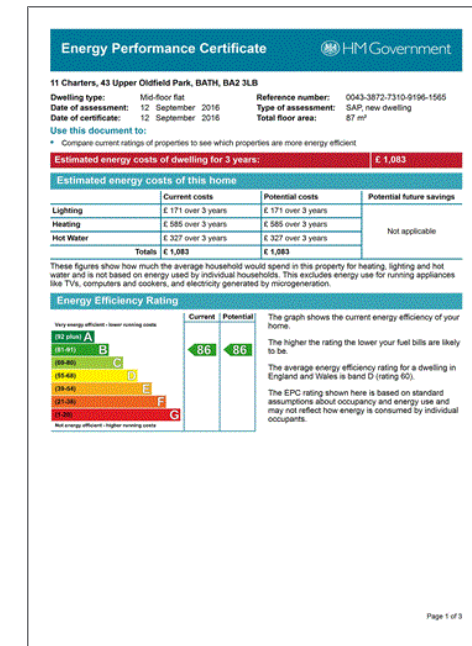
Upper Oldfield Park, Bath, BA2

APPROX. GROSS INTERNAL FLOOR AREA 919 SQ FT 85.4 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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