



FLAT 2, 18 UPPER OLDFIELD PARK
Bath

Carter Jonas

FLAT 2, 18 UPPER OLDFIELD PARK, BATH, SOMERSET, BA2 3JZ

- Bath Spa railway station 0.5 miles (London Paddington from 82 minutes - Bristol Temple Meads from 12 minutes)
- M4 (J18) 12 miles

Communal hallway and storeroom • Reception hall
• Kitchen • Open plan living/dining room • Principal bedroom suite with en suite shower room • Further double bedroom • Bath/shower room • Parking space with electric vehicle charger point
EPC rating C

DESCRIPTION

This is a very special apartment with light, spacious, and well-presented accommodation set across two floors. It is set at the front of a prominent, handsome Victorian building, converted into apartments very recently, so the state of the building is in very good condition and the present owners have added more luxury fittings to create an excellent home.

Access from the wide road leads to a tarmac parking area with allocated parking and having an electric car charging point. A large and welcoming door case leads to the wide communal reception hall with a door to a large storeroom. The door to the apartment opens into a welcoming reception hall with access to the kitchen and living room and stairs leading downstairs to the bedrooms and bath/shower rooms.

The kitchen has sleek modern wall and base mounted storage cabinets with fitted appliances and quartz worktops and the ground floor has oak flooring and plantation shutters on the windows.

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MAISONETTE IN AN EXCELLENT LOCATION WITH ALLOCATED OFF STREET PARKING.







The open plan living/dining room is an excellent size with high ceilings and an excellent entertaining space, as well as having a large feature fire.

The main bedroom has a large and luxurious en suite shower room with marble tiled walls and high end fittings, as does the main bathroom. A further double bedroom is positioned at the end of the corridor.

SITUATION

Upper Oldfield Park is a smart leafy road on the southern side of Bath affording some great views over the city and beyond. Just a few streets further up the hill is the popular area of Bear Flat with its cluster of local shops including a delicatessen, small supermarket, interior design shop and chemist. There is a family pub as well as a superb restaurant called 'Menu Gordon Jones'. Further amenities can be found in the nearby Moorland Road shopping area.

Bath City Centre is just under a one mile walk down the hill and this fashionable city is famous for the many cultural and leisure facilities including some of the finest shops and restaurants to be found outside London.

Oldfield Park is ideally placed and close to all on off er which also includes the Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year. Bath Spa railway station allows access to London Paddington and the M4 (Junction 18) is approximately 12 miles away.

ADDITIONAL INFORMATION

Tenure: Share of freehold (999 years from and including 1st January 2020).

Service Charge: Approximately £100 pcm.

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band C

EPC: Band C

Directions: Proceed South out of the city centre on the A362 "Wellsway" and after about 0.4 miles Upper Oldfield Park is on the right hand side of the road. The property is a short distance along the road on the right.

Viewing: Strictly by appointment with Carter Jonas.

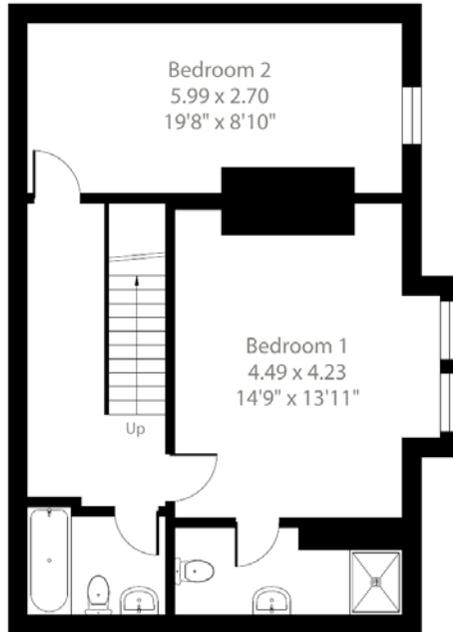




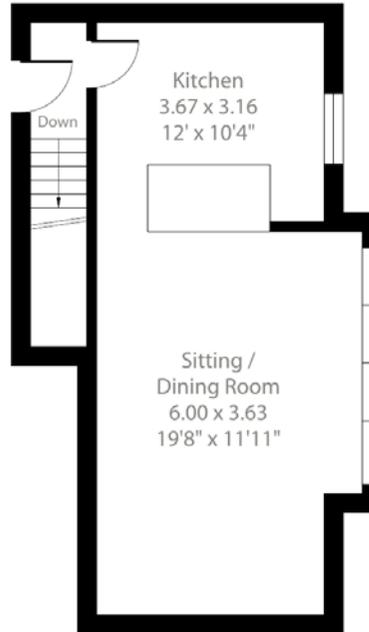
Upper Oldfield Park, Bath, BA2

Approximate Area = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



Lower Ground Floor



Ground Floor



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Carter Jonas. REF: 1210998

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