



CHURCH ROAD, COMBE DOWN, BA2 5JJ

£1,975 per month*

Carter Jonas

A most wonderful 2 bedroom garden apartment on the ground floor of a period residence in Combe Down.

- Living Room
- Kitchen
- Dining Room
- 2 bedrooms
- 2 bathrooms
- Garden
- Off street parking space

THE PROPERTY

A most wonderful two bedroom apartment on the ground floor of a grand period residence in the ever popular area of Combe Down, just about 1.5 miles south of the City Centre. Hopecote Lodge consists of 7 apartments and Flat 2 is approached across its own private garden and the front door leads to the kitchen and dining room. The dining room has an electric AGA and the kitchen has appliances of oven with gas hob, fridge/freezer and dishwasher. The washing machine is situated in a separate communal laundry room, where there is one washing machine per apartment. There is a wonderful Sitting Room, 2 large double bedrooms (one having French Doors to the garden), a shower room and bathroom. The garden is private and pretty and includes a gravelled area which is perfect for al fresco dining. This really is a most wonderful home with in excess of 1400 sq.ft of accommodation. Offered unfurnished and available Monday 9th December. Would suit a professional couple, single or small family.

Holding deposit of one week's rent = £455.76 (deducted from first month's rent) Five weeks' deposit = £2,278.84

Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band E (please see Bath & North East Somerset website for current cost)

Mains electric, gas and metered mains water.

On street car parking.



Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

OUTSIDE

The apartment has a lovely garden to the front of the property with an area of level lawn and courtyard.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority - Council Tax Band E

Directions



Approximate Area = 133.4 sq m / 1436 sq ft



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 318526

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Classification L2 - Business Data

IMPORTANT INFORMATION

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