

1 THE MOORINGS
Bath

Carter Jonas

1 THE MOORINGS, SYDNEY WHARF, BATH, SOMERSET, BA2 4AZ

A SELF-CONTAINED GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT WITHIN THE VERY POPULAR 'THE MOORINGS' DEVELOPMENT. INDEPENDENT RETIREMENT LIVING FOR THE OVER 60S IN CENTRAL BATH, WITH CANAL SIDE VIEWS AND ALLOCATED SECURE PARKING.

– Bath city centre 0.3 miles
– Bath Spa railway station 0.4 miles
– M4 (J18) approximately 11 miles

Reception hall • Living room • Sun room • Kitchen • Two double bedrooms • Bathroom

Communal Facilities: Communal lounge and library • Ground floor terrace • First floor terrace overlooking the canal and canal boats • Guest room which can be pre-booked • Laundry room • Recycling centre • Secure gated parking



DESCRIPTION

Presented in good order throughout, this homely apartment is situated in the desirable 'Stable Block' where each property is self-contained with its own external front door. This apartment has the bonus of two reception rooms both with a great view of life on the Kennet & Avon canal.

The accommodation is tastefully presented throughout and comprises an entrance hall with two storage cupboards, a generous sitting room, a delightful sunroom, modern kitchen, two good sized double bedrooms with the master bedroom enjoying plenty of built in storage. The property is completed by the bathroom with electric shower. Heating is via night storage heaters.

The Moorings is a much sought after complex of Georgian style retirement apartments, located on the lower slopes of Bathwick Hill, adjacent to the Kennet & Avon canal. This prestigious development originally built by McCarthy & Stone comprises 56 one and two-bedroom individual properties over three floors with lift access. The building has the benefit of gated secure communal parking for residents and their guests on a first come first served basis.





The Moorings offers independent assisted living with an onsite house manager Monday to Friday with pull cords within the flats with a 24x7 Careline. The onsite manager is well regarded by the residents and keeps the building superbly maintained.

Residents can involve themselves in social activities as much as they would like. A selection of activities are: Daily coffee and tea in the communal lounge, weekly Saturday evening get together, monthly book club, weekly scrabble evening, music evenings, day trips.

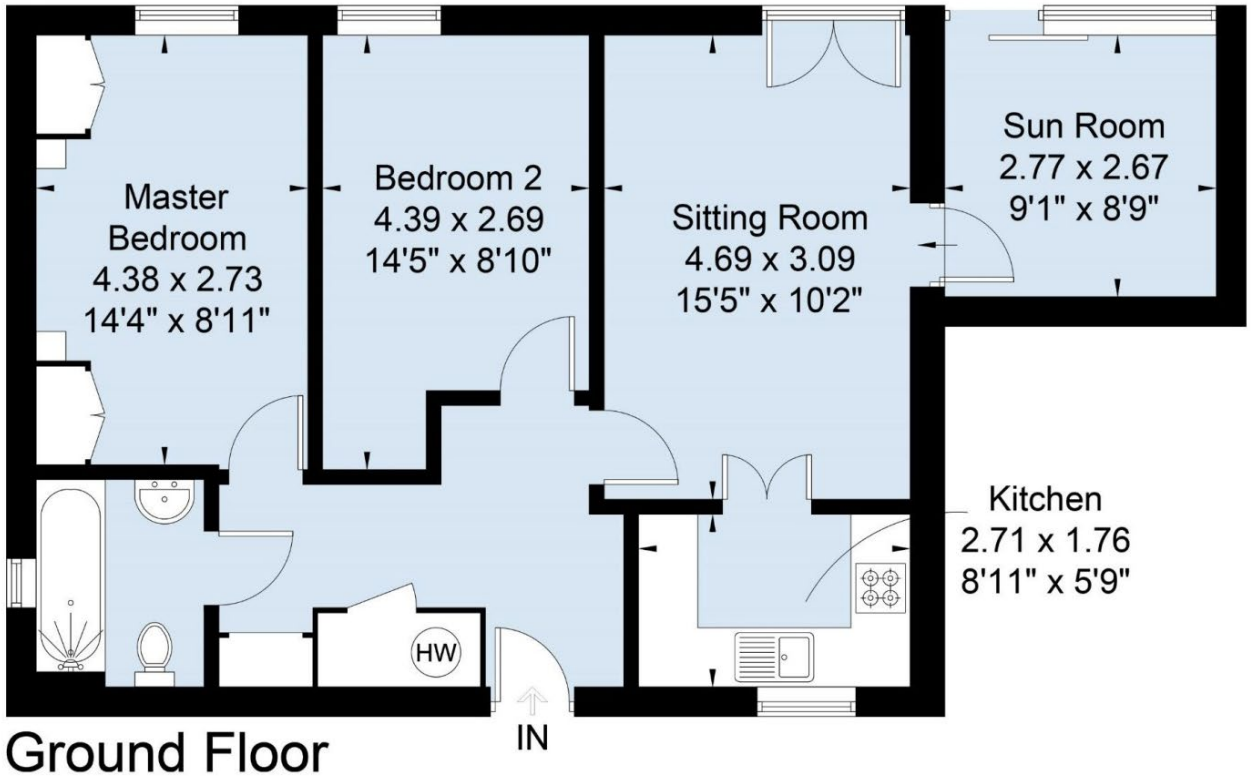
SITUATION

The Moorings is conveniently placed within one of the most desirable areas in the city, close to the Tesco Express and bus stop which is well served by frequent buses to Bath Spa Railway Station and the city centre. This location is so popular as it is a gentle walk down the hill onto the level and into the city centre. Lovely walks are on your doorstep along the adjacent Kennet and Avon Canal and through National Trust Land very near at hand. The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many excellent restaurants, cafes and wine bars, a number of well-respected cultural activities including the nearby Holbourne and One Royal Crescent Museums, the Roman Baths and Pump Rooms along with a famous international music and literary festival and of course the Theatre Royal.

ADDITIONAL INFORMATION

Tenure: Leasehold (remainder of 125 years from 1st October 1998).
Ground Rent: £384 per annum
Service Charge: £2,728 per annum
Services: All mains services are connected.
Local Authority: Bath and North East Somerset Council.
Council Tax: Band D
EPC: Band D
Viewings: Strictly by appointment with Carter Jonas.

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale.
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Bath 01225 747250
bath@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk
Offices throughout the UK

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