



Columbus House | Bathwick | Bath | BA2 6RP

£2,200 Per month





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EPC Band: C | Council Tax Band: G

The accommodation comprises of entrance hall, with access off to all the other living rooms and bedrooms and bathroom. The large southwest facing drawing room with dual aspect, has ample room for both leisure and dining, a delightful light and spacious room to relax with the benefit of a small, contained balcony with beautiful views over the city. Fully fitted kitchen with a good range of wall and base units, integrated appliances and breakfast bar, again located on the west side of the house with far reaching panoramic views over the city. The master bedroom suite offers a southerly aspect with wardrobe lobby area and access to ensuite. 2nd Double bedroom with fitted wardrobe and southerly aspect. The 3rd double bedroom is versatile and could also be used as a formal dining room if one prefers separate dining, with double door access

- Fabulous Location
- Beautiful Landscaped Gardens
- Double Glazed
- Private off street parking
- Gas central heating

### Drawing Room

21'9" x 15'10" (6.63m x 4.85m)

A delightful room with ample space for leisure and dining. Views across to the city and the rear gardens. Access to the small balcony area via French doors. Feature fireplace.

### Kitchen

15'1" x 8'5" (4.62m x 2.57m)

A well equipped kitchen/ breakfast room with a good range of wall and base units, Fine views over to the city.





### Master Bedroom

13'6" x 11'6" (4.14m x 3.53m)

Master bedroom over looking rear gardens, with ample storage space and ensuite.

### Second bedroom

13'6" x 7'10" (4.14m x 2.39m)

Situated at the rear over looking gardens, a nice sunny south facing aspect.

### Third Bedroom

13'6" x 9'8" (4.14m x 2.95m)

A light sunny room overlooking rear gardens. This room if preferred could be used as the formal dining room.

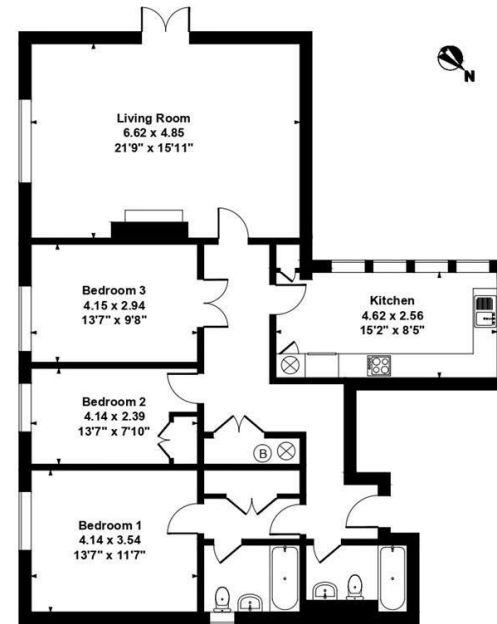






## Flat6, Columbus House, Bathwick, Bath, BA2 6RP,

Approximate Gross Internal Area  
Main House = 118 sq m (1272 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (12 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

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