



BATH COURT, ST. LUKE'S ESTATE, BATH STREET, LONDON, EC1V
£550,000 LEASEHOLD

**PERFECTLY LOCATED TWO BEDROOM APARTMENT
SECONDS FROM OLD STREET STATION.**

Clerkenwell | 020 7405 1288 | clerkenwell@winkworth.co.uk

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DESCRIPTION:

Set on the second floor of a purpose-built block, this spacious split-level apartment comprises of large separate kitchen, reception room, large modern bathroom with separate shower and bath and two good sized double bedrooms with ample storage. Boasting neutral decor, a private balcony. This property is located 0.2 miles from Old Street Station and less than a mile from Farringdon Station. The City is within walking distance making it ideal for those young professionals looking to get onto the property ladder or investors who are looking for an easy let. Offered with no onward chain the apartment further benefits from hot water, gas, and heating included in the service charge. Service charge: £2200pa | Ground Rent: £10pa



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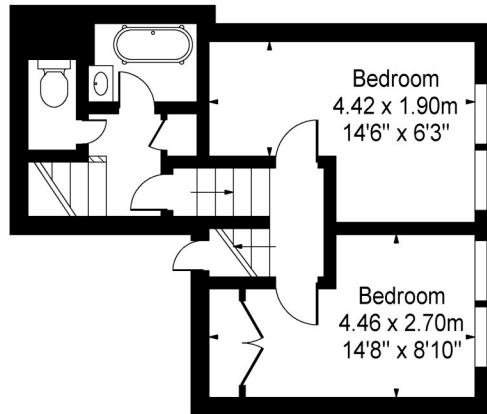
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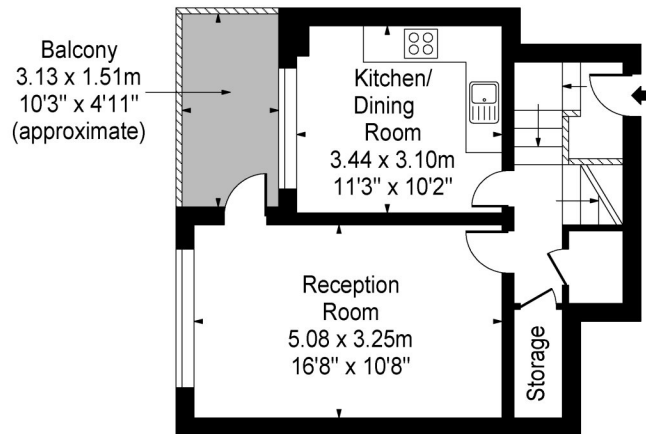
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St. Luke's Estate, EC1



Seventh Floor



Sixth Floor

Approx Gross Internal Area 777 Sq Ft - 72.18 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(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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