

whiteley helyar



690 ft²



*double bedroom
& study*



*shower room &
additional WC*



*resident's permit
parking*

Guide Price £375,000

Flat 1, 2 Bennett Street, Bath, BA1 2QQ

A well presented ground floor apartment with a delightful South facing walled garden in a prime central location, just a very short walk from Milsom Street. This elegant and spacious Listed apartment retains a number of delightful features such as decorative cornicing, window shutters, high ceilings and feature fireplace and is offered for sale with vacant possession and no onward chain.

ACCOMMODATION

entrance hall
sitting room
kitchen breakfast room
garden room/home office

cloakroom
large bedroom
en-suite shower
residents car parking permit available.

EXTERNALLY

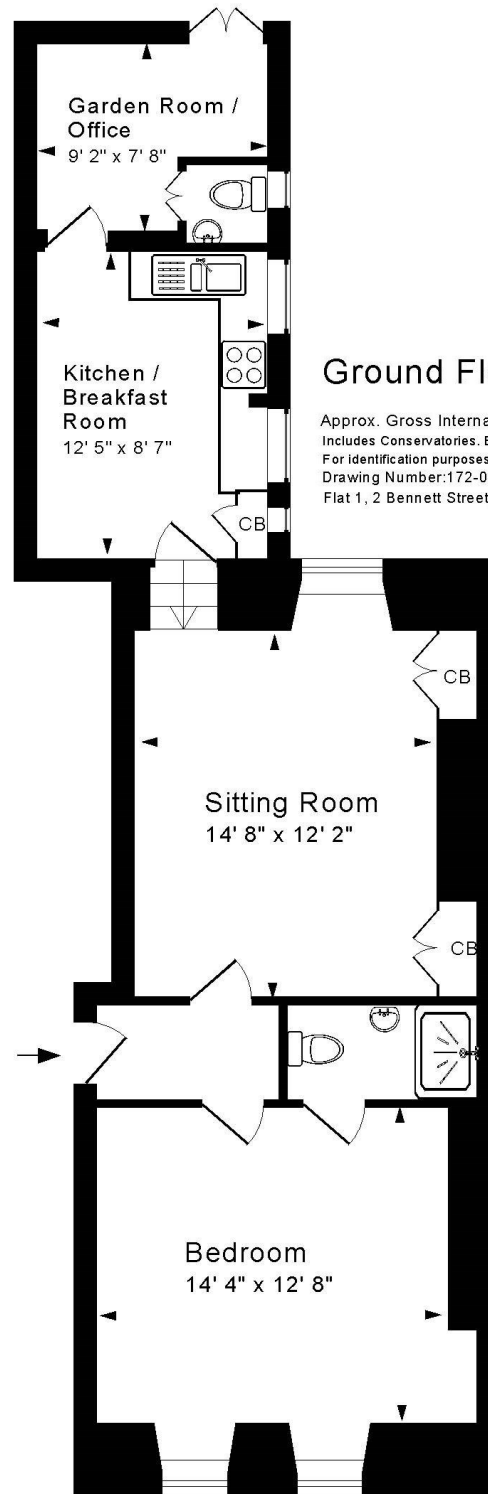
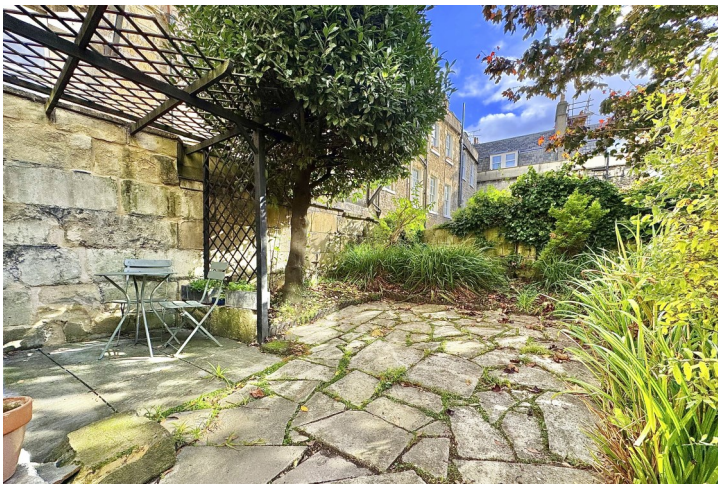
The charming south facing private garden is level, mainly laid to patio and planted with an array of flowers, shrubs and bushes to borders. Timber garden shed and outside tap.

LOCATION

Bennett Street occupies a highly sought after location adjacent to the Assembly Rooms and the trendy 'Bartlett Quarter' in the heart of the Bath within striking distance of The Circus, Royal Crescent and the abundance of amenities that the city centre has to offer. Access to the motorway is also readily available without having to cross the city.







Ground Floor

Approx. Gross Internal Floor Area 690 Sq. Ft. / 64 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 20;
 Drawing Number:172-0792
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Tenure: Leasehold
Lease length: 174 years remaining
Service Charge: £204.97 per month
Ground Rent: £10.00 PA
Council Tax Band: 'C' = £1,872.94

