

whiteley helyar



860 ft²



bedroom



vaulted
bathroom



resident's
permit
parking

Guide Price £325,000

Garden Flat, 1 Paragon, Bath, BA1 5LX

A garden apartment on the lower floor of a converted Georgian townhouse, requiring some updating, located in the heart of the city centre. Offered with no onward chain, the accommodation includes vaulted dining room/office and bathroom, and the southerly garden has some fabulous views over the city.

ACCOMMODATION

entrance hall with extensive storage
sitting room with access to the garden
vaulted dining room
kitchen
vaulted bathroom with separate shower
bedroom

EXTERNALLY

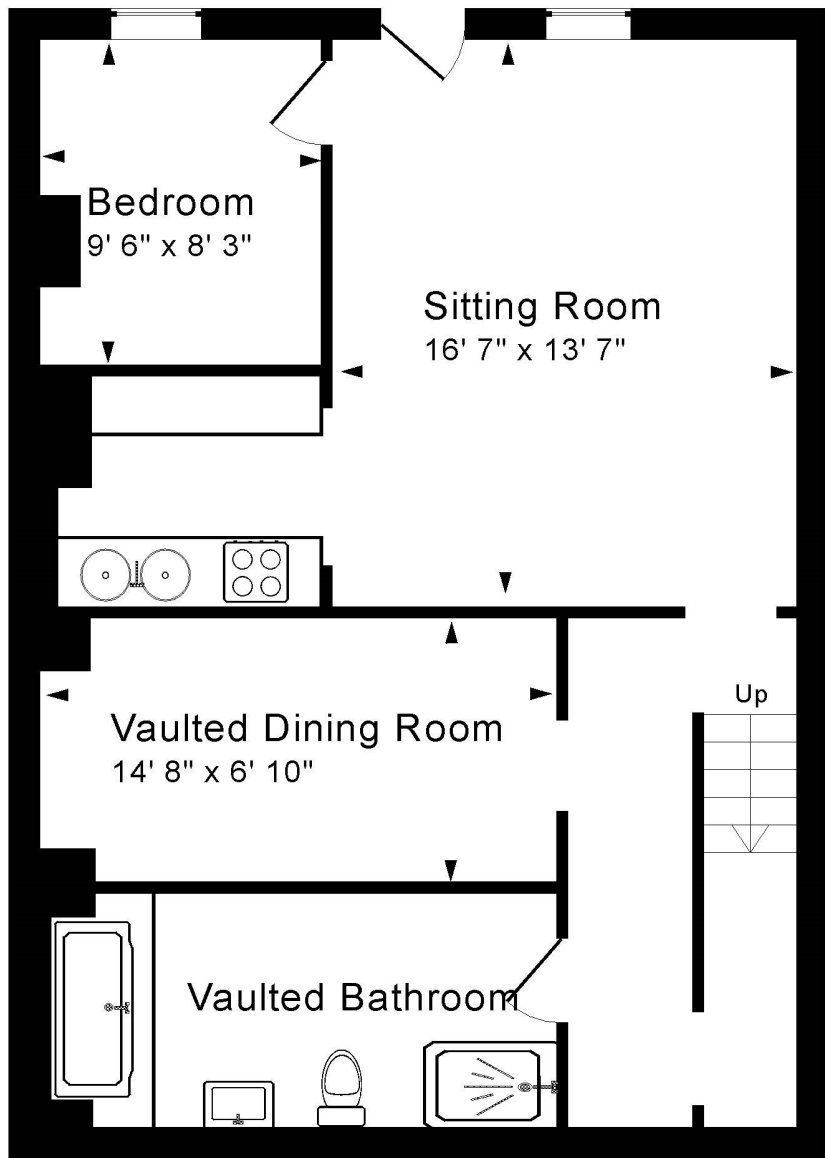
Accessed from the reception room, the level garden is mainly laid to patio, with borders to the side and rear. Bath stone walls, along with an old flight of ashlar steps flank the garden, with a cast iron fence allowing the wonderful views over Walcot Street and beyond.

LOCATION

The apartment occupies a superb location in a popular Georgian terrace, most conveniently located just a couple of minutes walk from Milson Street, in the very centre of Bath. The extensive range of shops, amenities, parks, sports facilities and transport links are within easy walking distance.



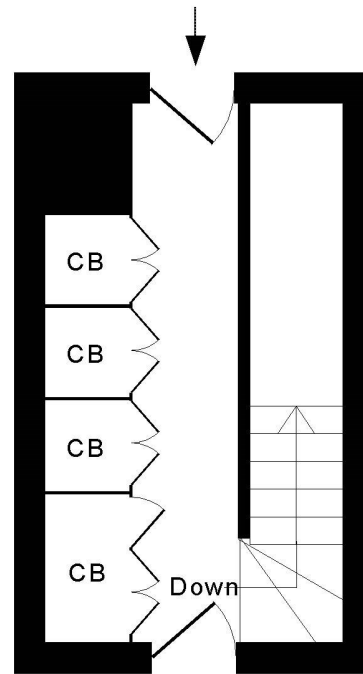




Garden Floor



Tenure: Share of freehold
Lease length: 999 years from August 1958
Service Charge: £90 pcm
Council Tax Band: 'B' - £1,638.83 pa



Lower Ground Floor



Approx. Gross Internal Floor Area 860 Sq. Ft. / 80 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0773
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