

whiteley helyar



1,420 ft²



2 double
bedrooms



2 shower rooms



residents parking
permit

Guide Price £750,000

Garden Flat, 1 Laura Place, Bath, BA2 4BH

A stunning Grade I Listed maisonette positioned in this highly sought after location within easy level reach of the city centre recently remodelled to a high specification and benefitting from front and rear courtyard gardens.

ACCOMMODATION

entrance hall
sitting room
kitchen breakfast room

two double bedrooms
en-suite shower and dressing room to master bedroom
shower room
study

EXTERNALLY

The property is approached via steps down to a delightful walled courtyard garden with doors to the apartment and vaults providing valuable storage space. The rear garden is laid to gravel and planted with an array of bushes flowers and shrubs perfect space for alfresco dining and entertaining.

LOCATION

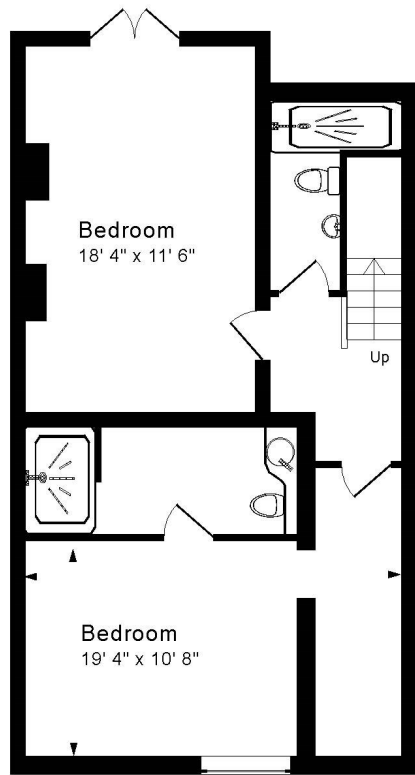
The apartment occupies a particularly convenient and sought after location, peacefully situated just off Great Pulteney Street and Pulteney Bridge, within a very short and level stroll of the countless shops, Bath Recreation Rugby Ground, Bath Spa Railway Station, excellent restaurants and amenities that the centre of Bath has to offer. Wonderful walks through adjacent Henrietta Park, Sydney Gardens, though beautiful National Trust land or along the Kennet and Avon canal are also close at hand.



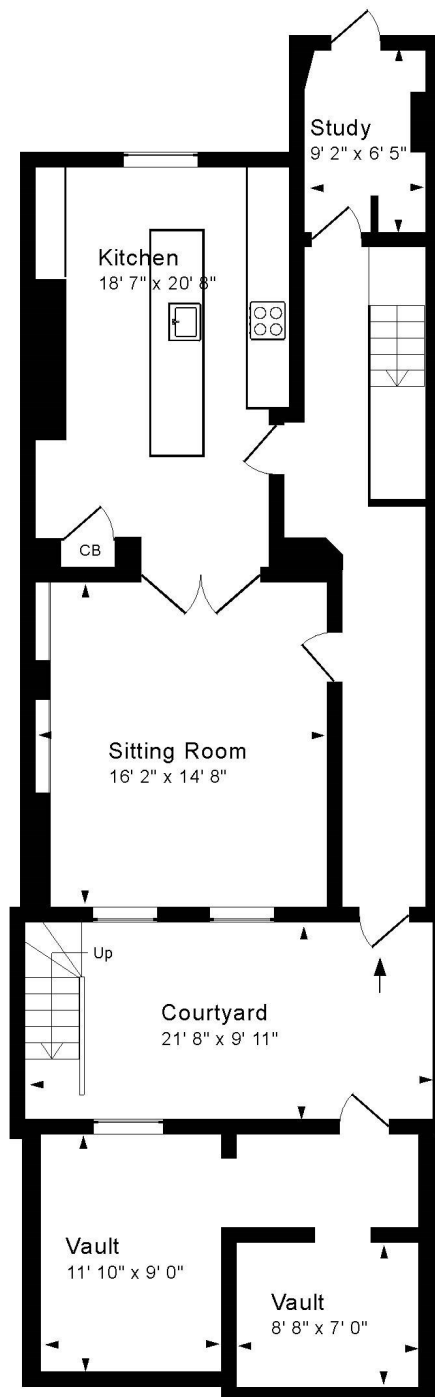




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



Lower Ground Floor



Garden Floor

Tenure: Share of Freehold
Lease length: Residue of 999 years from 2004
Management charge: £1,250 PA
Council Tax Band: 'E' - £2,575.27

Approx. Gross Internal Floor Area 1,420 Sq. Ft. / 132 Sq. M
 Includes Vaults and Courtyard.
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 Drawing Number:172-0787
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