

# whiteley helyar



*1,355ft<sup>2</sup>  
plus store room*



*3 bedrooms*



*bath and separate  
shower room*



*parking permit  
available*

Guide Price                      £600,000

Flat 5, 21 Queen Square, Bath, BA1 2HX

## DESCRIPTION

A particularly spacious upper maisonette contained within an elegant Grade I Listed Georgian Town House, enjoying a remarkably peaceful location and pleasing open outlook, right in the very heart of the city centre.

## ACCOMMODATION

3 bedrooms  
sitting room  
kitchen/breakfast room  
gas fired heating

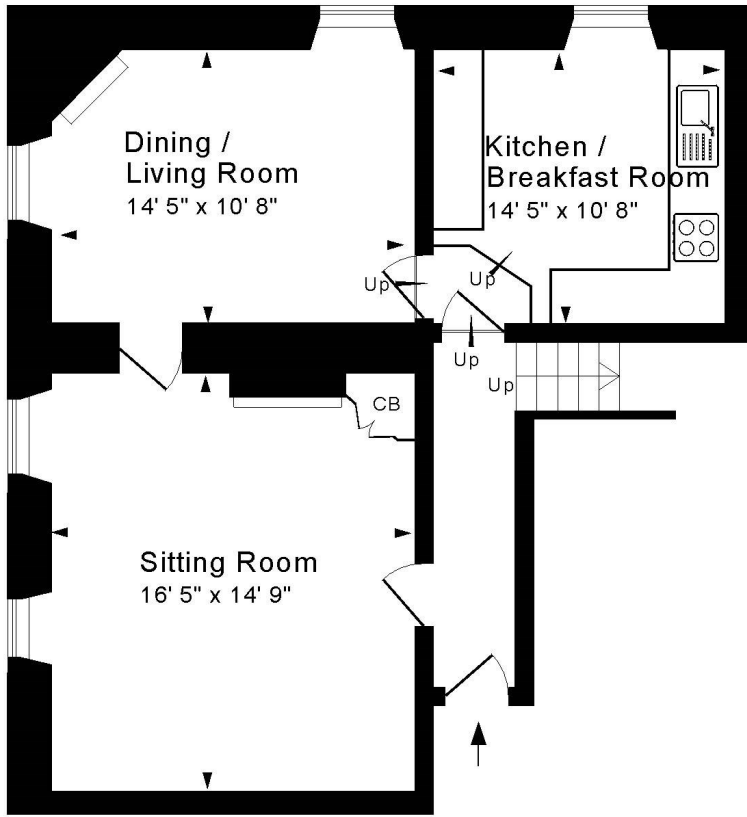
bathroom and separate shower room  
dining/living room  
useful store room  
residents parking permit available (central zone)

## LOCATION

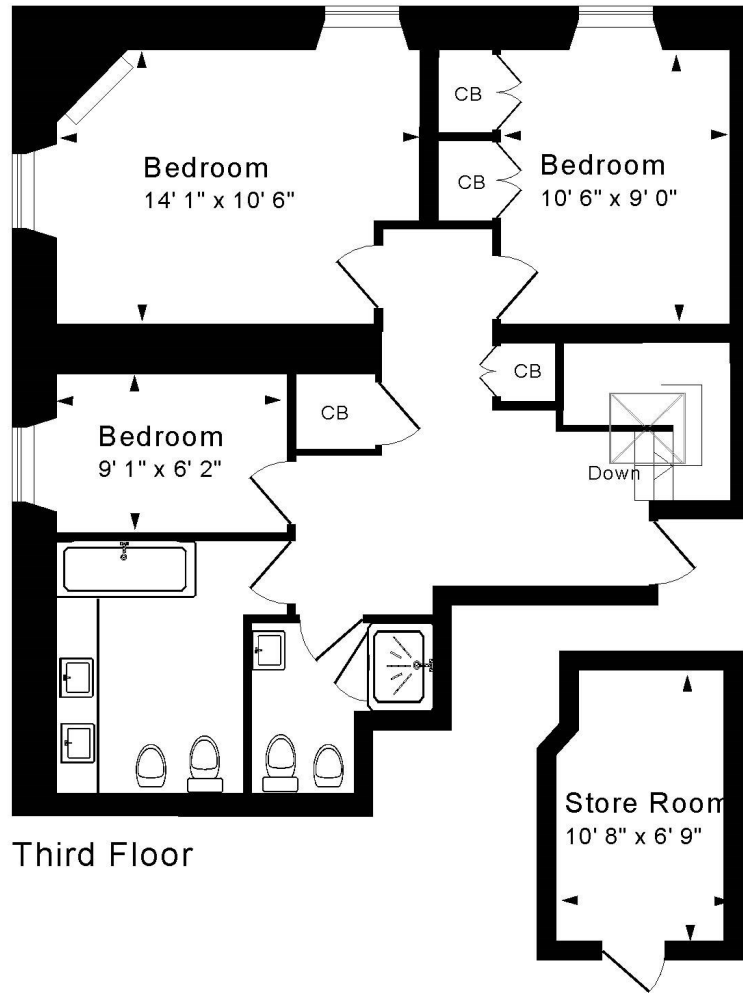
The apartment occupies a highly select and most convenient position in the very centre of Bath. In addition to the countless nearby shops and amenities, the property is within walking distance of Bath Spa Railway Station and Bath Rugby Recreation Ground and is next to the tranquil Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). Swift access to the M4 is also available without having to cross the city.







Second Floor



Third Floor



**Tenure: Leasehold**  
**Lease length: 999 years from 1980**  
**Service Charge: £3,000 pa**  
**Ground Rent: £45 pa**  
**Council Tax Band: 'E' - £2,575.27**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 1,355 Sq. Ft. / 126 Sq. M

Excludes Store Room

For identification purposes only. Not to scale.

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