

# whiteley helyar



1,044 ft<sup>2</sup>  
(including vaults)



*double bedroom*



*shower room*



*permit  
parking*

Guide Price                      £400,000

Garden Flat, 17 Daniel Street, Bath, BA2 6NB



A stylish and beautifully presented garden apartment within this superb city centre location, close to Henrietta Park and adjacent to Great Pulteney Street.

### ACCOMMODATION

entrance hall  
bespoke kitchen with window seat  
sitting/dining room

re-modelled shower room  
double bedroom  
extensive vaults

### EXTERNALLY

There are steps down to a small courtyard garden to the front of the property with door to the vaults providing great storage space and front door to the apartment. The generous west facing garden is walled, level and mostly laid to lawn. There is a slate chipped area providing great space for alfresco dining with the borders planted with an array of bushes and shrubs.

### LOCATION

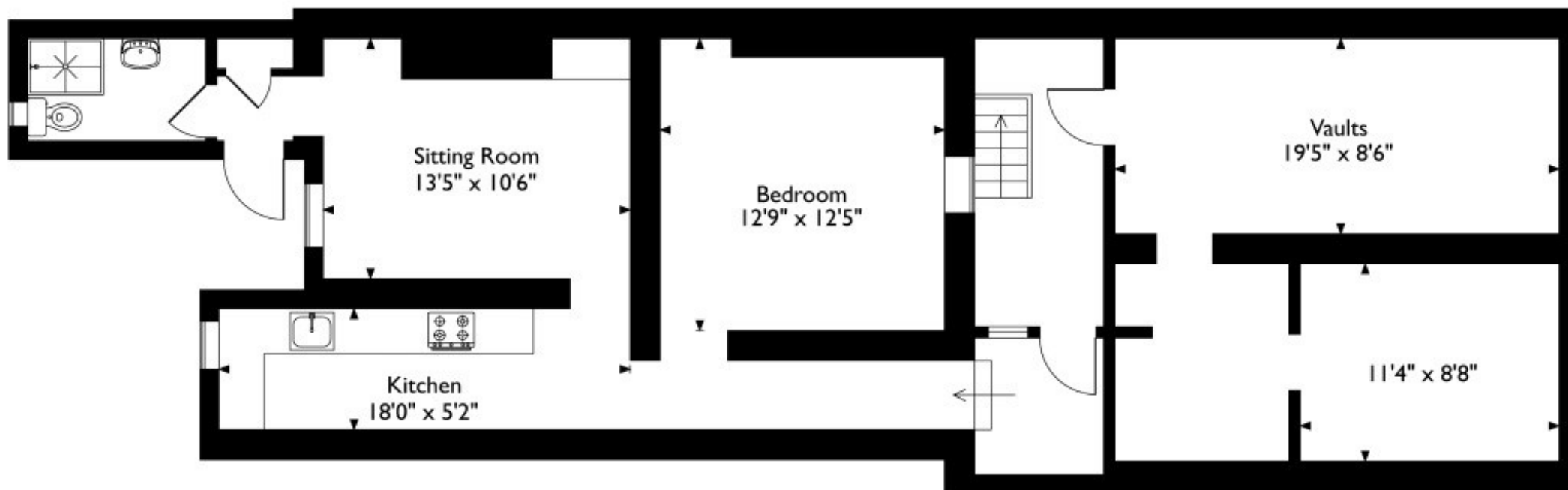
17 Daniel Street sits in this wonderful, tucked away and highly convenient position in the city, just off Great Pulteney Street. The property is within a short level stroll of Waitrose, Bath Recreation Rugby Ground, Bath Spa Railway Station, highly regarded local schooling as well as the countless shops and amenities in this World Heritage City. Delightful walks are available through nearby Henrietta Park and Sydney Gardens as well as along the Kennet and Avon Canal towpath or banks of the River Avon.











## Approximate Gross Internal Area 97 Sq M/1044 Sq Ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness



**Tenure:** Share of freehold  
**Service Charge:** £100 PCM  
**Council Tax:** 'B' £1,638.83