



Kitchen

Living Room

Edward Street, Bath BA2 4DU  
**For Sale** - £295,000



View from Living Room window (front)

**Stunning views from this top floor two bedroom apartment occupying a prime central Bath location** in a Georgian townhouse just off Great Pulteney Street and close to beautiful parks. Enjoy everything that Bath has to offer, all within a short and level stroll from your front door.





Kitchen

### Property features

Private staircase from the second floor of the building |  
Kitchen with electric cooker, washing machine and  
fridge/freezer | Deep store cupboard | Electric heating |  
Zone 1 permit parking for residents (available to  
purchase from B&NES)

### Size

57 sq. m. (614 sq. ft.) approx.

### Tenure

125 year lease from 1987

### Service Charge

2020/21 - £1731.26 pa

### Council Tax

Band C: £1,568.54 - 2020/2021



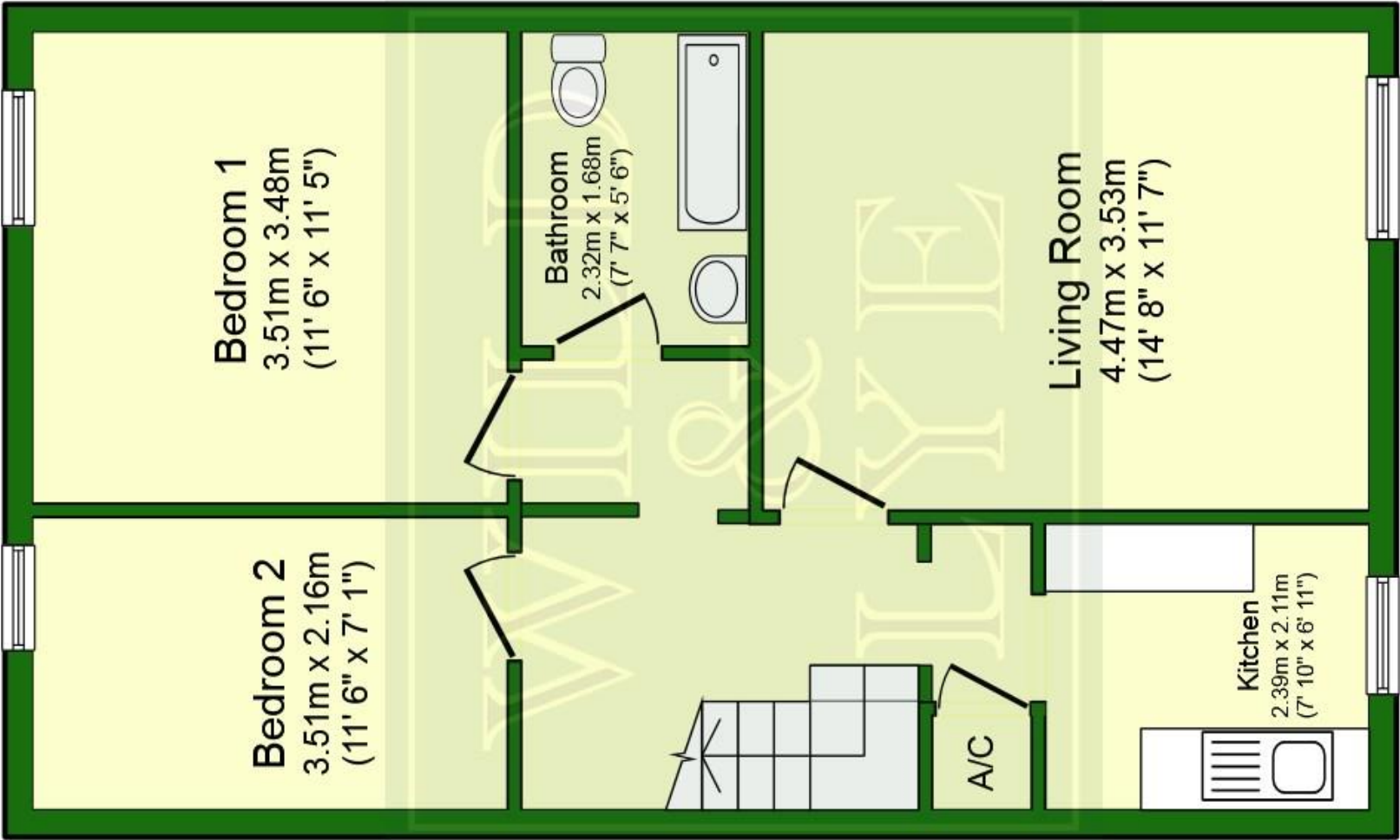
Arrange a viewing

01225 443322

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan





Skylight brings light into the Hall



Bedroom 1



Bedroom 2



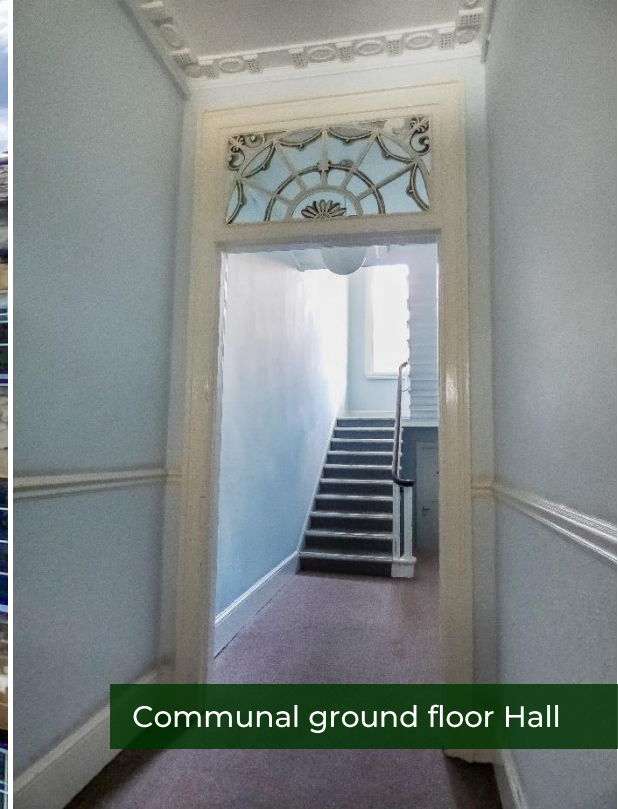
Bathroom



Rear to the view



Communal ground floor Hall



Living Room





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It's time to talk to Wild & Lye

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