



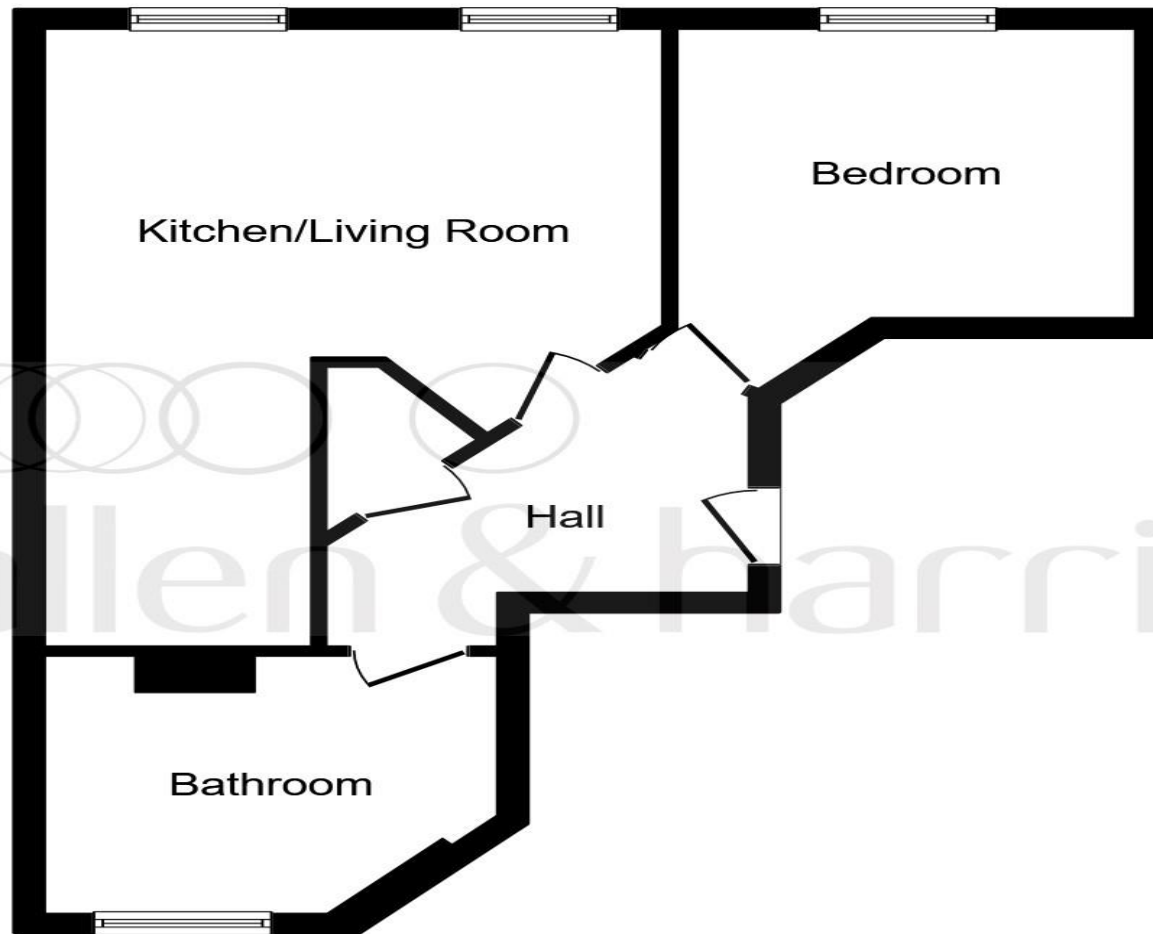
**Philip Street, Bath, BA1 1AU**

**welcome to**

**Philip Street, Bath**

This fantastic one bedroom open plan apartment located within the renowned Southgate development. Many of the city's amenities are right on the door step, including the Bath Spa railway station, bus station, shops and much of Bath's Georgian and historic buildings.





**Floor Plan**

**Entrance Hall**

**Kitchen / Living Room**

19' 1" max x 13' 7" max ( 5.82m max x 4.14m max )

**Bedroom One**

12' 3" max narrowing to x 10' 1" ( 3.73m max narrowing to x 3.07m )

**Bathroom**

welcome to

## Philip Street, Bath

- City Centre Location
- Ideal First Time Purchase or Investment
- One Bedroom
- Open Plan Living
- Close to Shops and Amenities

- Annual Ground Rent - £316
- Annual Service Charge - £1670

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Apr 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT109637](https://allenandharris.co.uk/Property/BAT109637)



Property Ref:  
BAT109637 - 0002

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