



**Spencers Belle Vue, Bath BA1 5ER**



**welcome to**

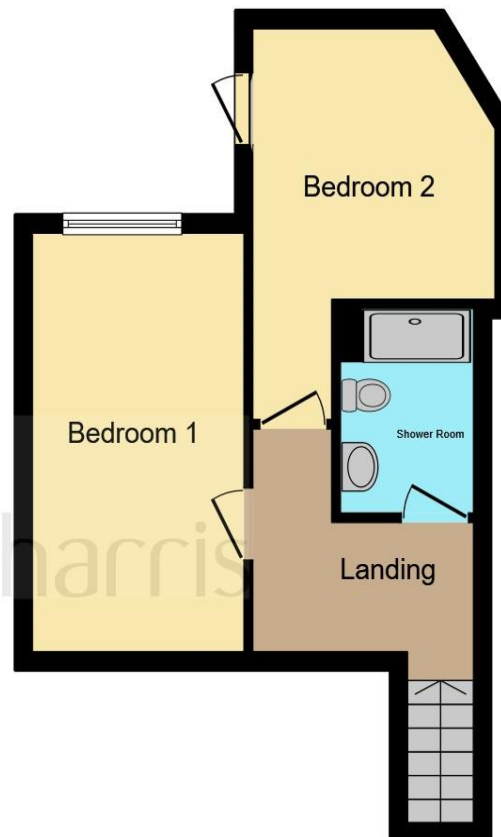
**Spencers Belle Vue, Bath**

With a private rear COURTYARD within an easy stroll to Bath City Centre, is this amazing TWO double bedroom apartment. Set over TWO floors, including family bathroom and 2nd W/C, private entrance, and SPACIOUS reception room, PLUS Airbnb allowed!!!





**Ground Floor**



**Lower Ground Floor**

**Kitchen/Diner**

14' 7" x 13' 10" ( 4.45m x 4.22m )

**Reception Room**

16' 3" x 14' 8" ( 4.95m x 4.47m )

**W/C**

7' 2" x 3' 3" ( 2.18m x 0.99m )

**Landing**

8' 7" x 14' 3" ( 2.62m x 4.34m )

**Bedroom 1**

15' 6" x 8' 4" ( 4.72m x 2.54m )

**Bedroom 2**

11' 2" x 8' 6" ( 3.40m x 2.59m )

**Bathroom**

4' 11" x 7' 3" ( 1.50m x 2.21m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Spencers Belle Vue, Bath**

- Private rear Courtyard
- Two Bedroom Apartment
- Grade II Listed Building
- Less than 1 mile to Bath Spa Train station
- Airbnb potential

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2386.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT109978](https://allenandharris.co.uk/Property/BAT109978)



Property Ref:  
BAT109978 - 0014

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**allen & harris**



**01225 425111**



**Bath@allenandharris.co.uk**



**7 Princes Buildings, BATH, Avon, BA1 2ED**



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