



**Nelson House Nelson Place West, Bath BA1 2TL**

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## **Nelson House Nelson Place West, Bath**

Positioned directly opposite the beautiful open space of Norfolk Crescent, this impressive purpose-built two-bedroom apartment is just a short stroll from Bath's pedestrian city centre. Perfect as a stylish city retreat or an excellent investment opportunity.





## Location

### Living Room

11' 2" x 17' 2" ( 3.40m x 5.23m )

### Kitchen

9' 6" x 14' 11" ( 2.90m x 4.55m )

### Bathroom

7' 7" x 5' 10" ( 2.31m x 1.78m )

### Bedroom One

9' x 14' 1" ( 2.74m x 4.29m )

### Bedroom Two

8' 10" x 7' 7" ( 2.69m x 2.31m )

### Garage

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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## Nelson House Nelson Place West, Bath

- Garage
- Directly opposite Norfolk Crescent Open Space
- Fantastic Views over Bath
- Easy walk to pedestrian area of Bath City
- Plenty of Built-in Storage

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2200.00

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 1975.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£315,000**



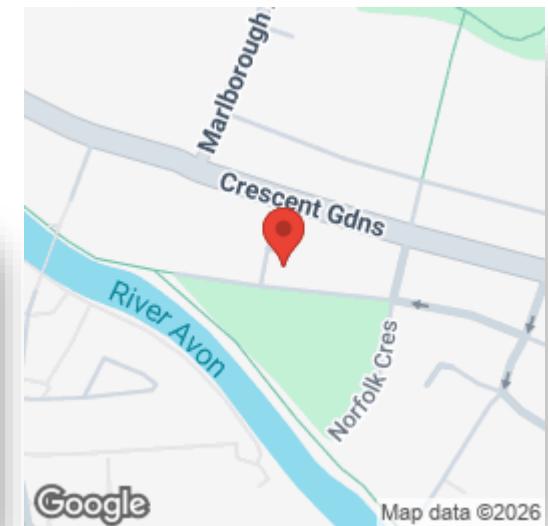
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Property Ref:  
BAT110469 - 0005

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Please note the marker reflects the  
postcode not the actual property



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