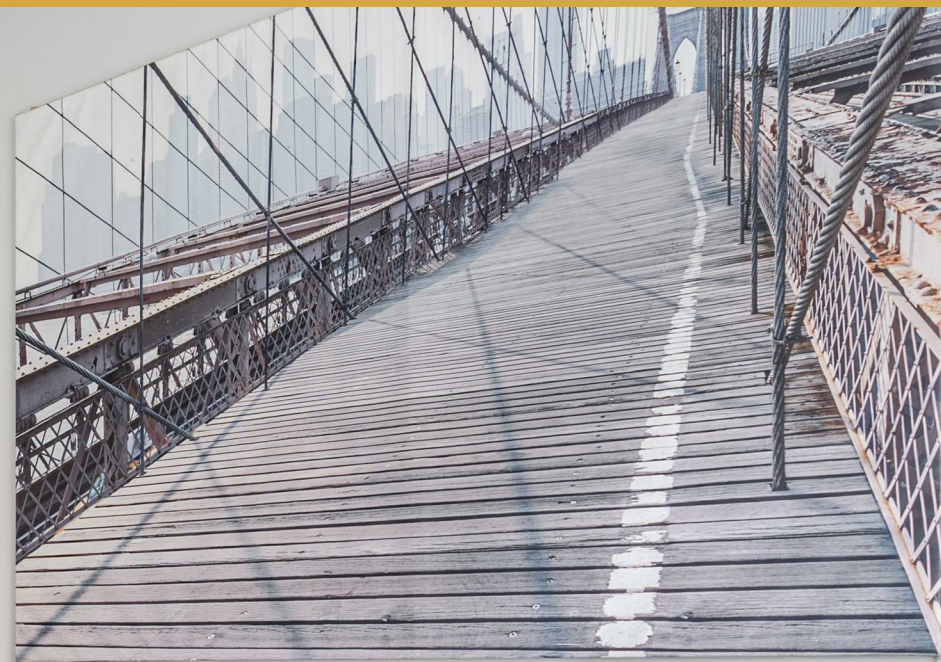




WentWorth
Estate Agents



flat 2, 16 Henrietta Street, Bath, BA2 6LW

- One Bedroom Ground Floor Apartment.
- Light and Bright Living Accomodation.
- Living Room.
- Kitchen/Diner.
- Plenty of Storage Space.
- Fantastic Location.
- No Onward Chain.

Price guide £260,000

Location

The property is situated in the desirable area of Bathwick. There are local amenities situated nearby, whilst the City Centre is a short, level walk from the property. The World Heritage City Of Bath affords a large variety of cultural amenities including, the Theatre Royal, Thermae Spa and Pump Rooms to name a few, as well as there being a vast range of shopping outlets, bars and excellent restaurants to enjoy. The property is conveniently located close to the picturesque Henrietta Park and Sydney Gardens as well as nearby countryside and canal walks. The property is also ideally placed for access to the M4 motorway at junction 18 via London Road as well as there being a direct rail link to London Paddington from Bath Spa Railway Station.

Internal Description

Entering the building you are greeted with a communal hallway, leading to the front door of the property. Once inside you will find a hallway with two storage cupboards and an additional utility cupboard. The living room is warm an inviting with natural light from the window to the rear. The well-appointed kitchen has space for a dining table and benefits from a breakfast bar. There is a door, leading to the rear of the property. The bedroom is a good sized double and the bathroom comprises of a three piece suite.

External Description

To the rear of the property there is a covered porchway and door from which you enter the kitchen.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Leasehold

Years of Lease Remaining - Approx. 900 years

Annual Service charge -Approx. £2300

Management Company - SPG Property Management

EPC Rating - E

Council Tax Band - C

Local Authority: Bath and North East Somerset

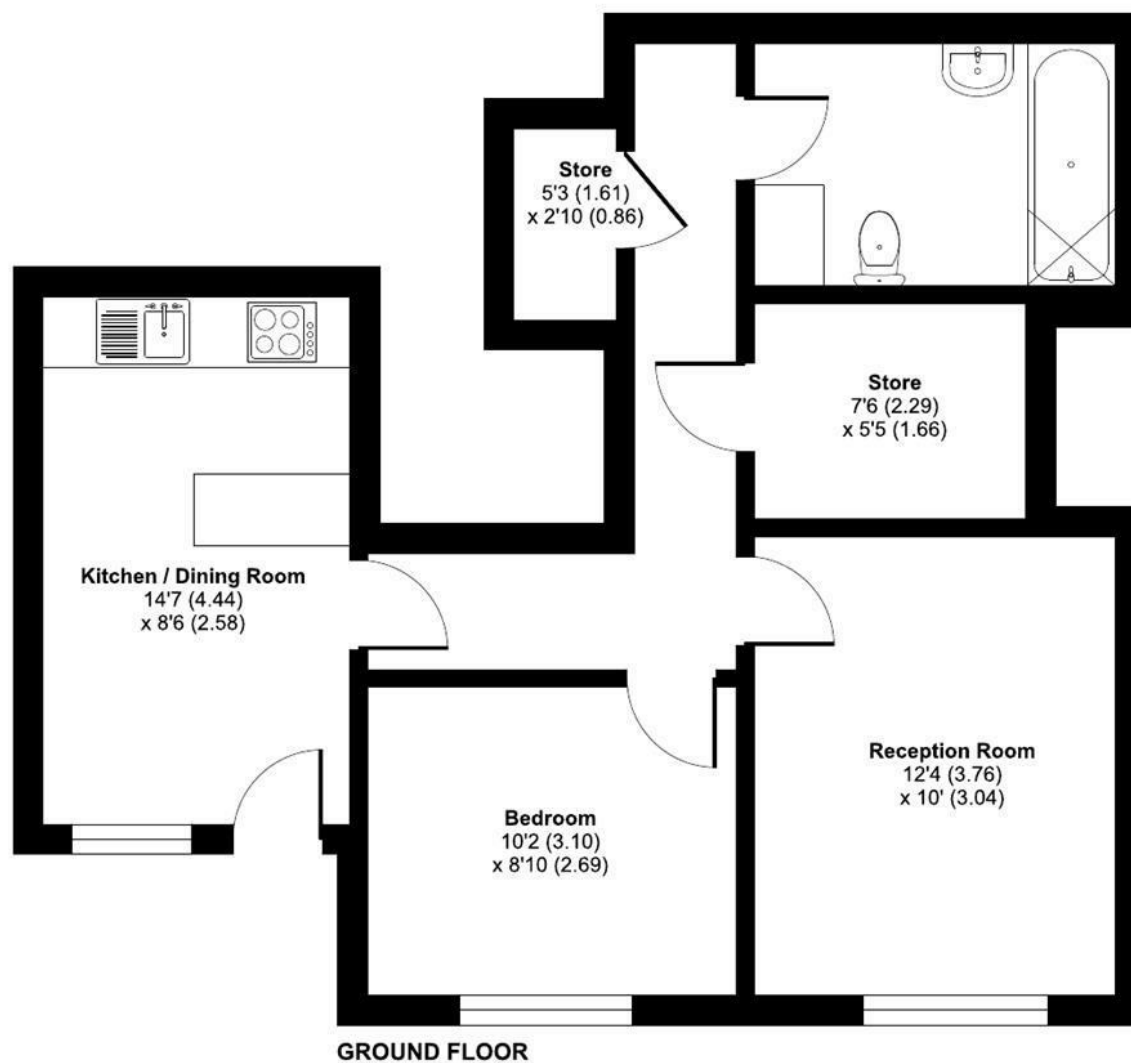
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.



Henrietta Street, Bath, BA2

Approximate Area = 567 sq ft / 52.6 sq m

For identification only - Not to scale



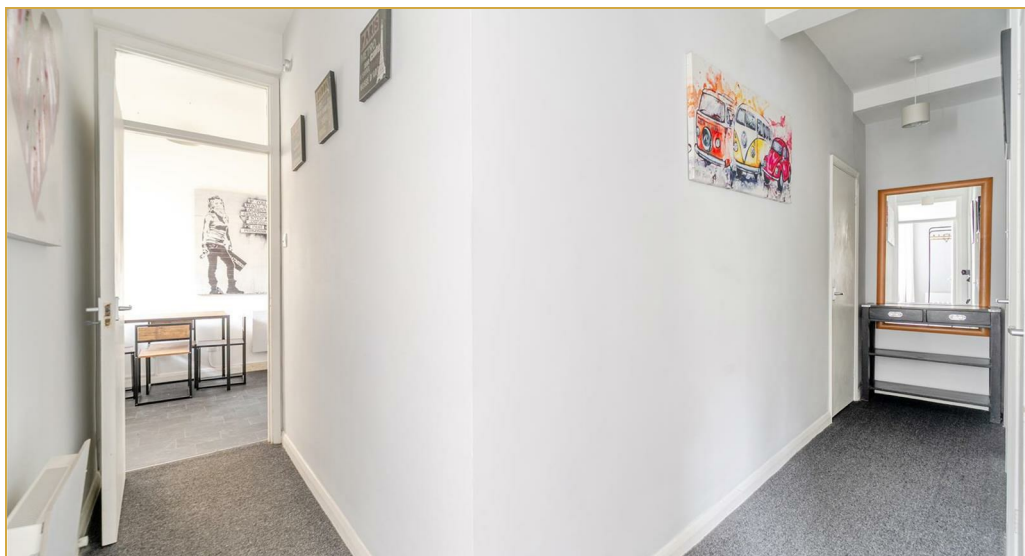
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1356435







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