

# whiteley helyar



1,117 ft<sup>2</sup>



2 bedrooms



2 bathrooms



allocated &  
visitor parking

Offers Over                      £700,000

3 Parkfield, Park Gardens, Bath, BA1 2XP

A wonderful, most spacious, beautifully presented, bright and airy first floor apartment in this peaceful and highly sought after road just a very short walk from the city centre. Contained within an elegant detached period house (Circa 1860 and Listed Grade II), the apartment enjoys a lovely open view across the communal gardens, together with parking for residents and visitors.

### ACCOMMODATION

2 double bedrooms  
en-suite (the bath has been removed but could be refitted)  
excellent kitchen with walk in larder/store

shower room  
fabulous living room  
gas fired heating

### EXTERNALLY

The property stands in lovely communal gardens laid mainly to lawn with various shrubs, bushes, trees and flower beds. There is private parking for both residents and guests, with a sweeping gravel driveway leading to the road.

### LOCATION

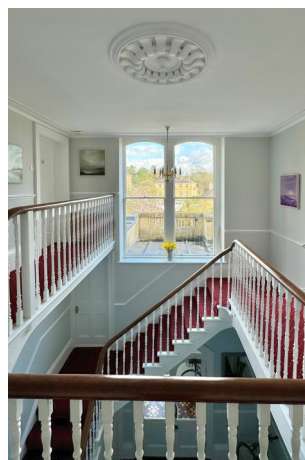
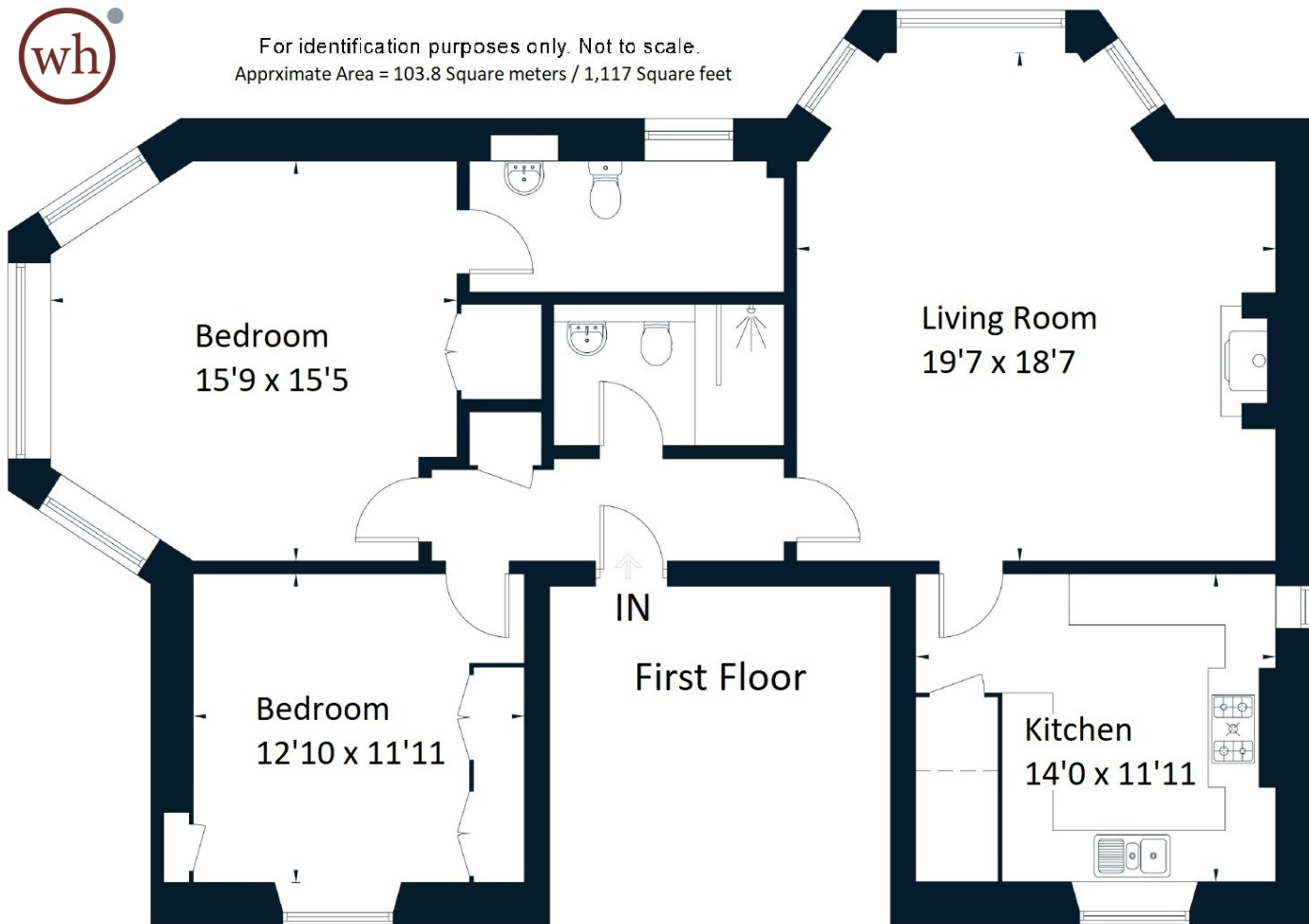
Parkfield enjoys a fabulous, highly sought after and peaceful position. It is less than a mile from the very centre of Bath – a pleasant, almost level stroll through Royal Victoria Park (with its botanical gardens, tennis courts and extensive children’s play area) – whilst the various shops and amenities in Weston and Chelsea Road are also close by. The apartment is well served by buses, is handily placed for both Bath Spa and Oldfield Park railway stations and swift easy access is available to the M4 without having to cross Bath.







For identification purposes only. Not to scale.  
 Approximate Area = 103.8 Square meters / 1,117 Square feet



**Tenure:** Share of freehold  
**Annual service charge:** £1,800pa  
**Council tax band:** 'E' £2,454.89

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	