

# whiteley helyar



648 ft<sup>2</sup>



*double bedroom*



*1 bathroom*



*permit parking  
available*

Guide Price                      £400,000

Second Floor Apartment, 8 Johnstone Street, Bath, BA2 4DH



## DESCRIPTION

A stunning apartment on the second floor of an elegant Grade I Listed Georgian Town House, peacefully located in the very heart of the city centre and enjoying a truly wonderful triple aspect - including a remarkable view over Bath Rugby ground. It provides light and spacious accommodation, with large sash windows on three sides providing fabulous far reaching views across the river, over the city and to the hills beyond.

## ACCOMMODATION

large double bedroom  
kitchen (with window)

bathroom  
gas fired heating

living room with wonderful dual aspect  
residents parking permits available (zone 1)

## LOCATION

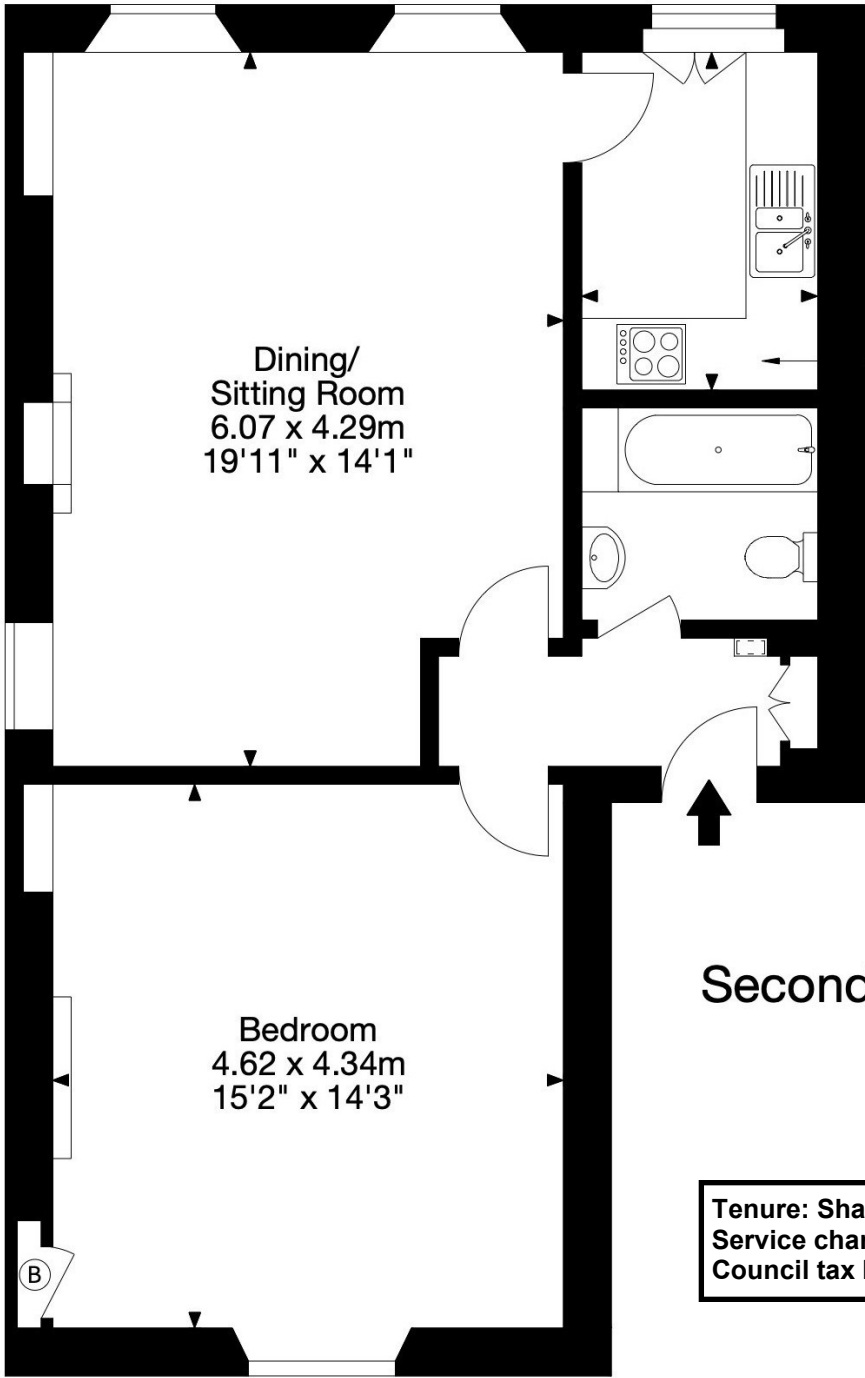
The property occupies a prime position in one of the most prestigious streets in the city, superbly situated adjacent to Pulteney bridge, and at the end of a short road with no passing traffic. The vast number of shops, restaurants and other amenities that the centre of Bath has to offer are within a very short, level stroll, whilst the tranquility of Henrietta Park, Parade and Sydney Gardens (with its children's play park, tennis courts and access to delightful walks along the Kennet and Avon Canal) is also close at hand.











Kitchen  
2.87 x 2.01m  
9'5" x 6'7"

Dining/  
Sitting Room  
6.07 x 4.29m  
19'11" x 14'1"

**Flat 3, 8 Johnstone Street, Bathwick, Bath BA2 4DH**  
**Gross Internal Area (Approx.) 60 sq m / 648 sq ft**

All Measurements are approximate and should not be relied on as a statement of fact.

Plan is for illustration purposes only. Not drawn to scale.

**Second Floor**

**Tenure: Share of Freehold**  
**Service charge: £187 per month**  
**Council tax band: C = £1,872.94 PA**

