

# whiteley helyar



626 ft<sup>2</sup>



bedroom



bathroom



residents parking  
permit &  
further parking  
by separate  
negotiation

Guide Price                      £350,000

Ground Floor Apartment, 19 Park Street, Bath, BA1 2TE

A particularly light, bright and spacious ground floor apartment in this elegant Georgian Listed Townhouse, retaining a number of original and desirable period features. A tandem parking space is available by separate negotiation.

## ACCOMMODATION

large double bedroom  
open plan living/dining room/kitchen  
residents parking permits available (zone 7)

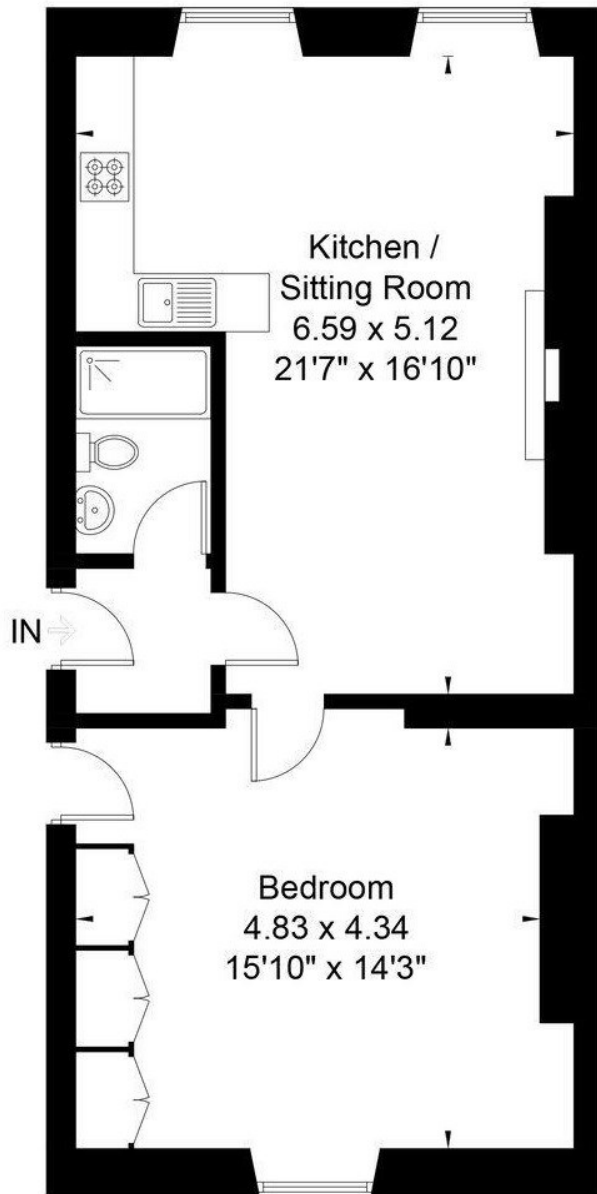
shower room  
gas fired heating  
further double-length parking place available for £65,000

## LOCATION

Park Street occupies a highly sought after and most convenient position. It is just a short walk into the very centre of the city and is close to Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). In addition to the countless shops and amenities in the middle of Bath, the deli, greengrocer, pub, chemist and newsagent in St James's Square are also very close to hand, whilst swift access to the M4 is available without having to cross the city.







**Tenure: Leasehold**  
**Length: 999 years from 2014**  
**Ground Rent: £50pa**  
**Management Charge: £100pcm**  
**Council Tax: 'C' £1,872.94**



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>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Ground Floor Flat, 19 Park Street, Bath, BA1 2TE

Approximate Gross Internal Area = 58.2 sq m / 626 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

