

# whiteley helyar



1,527 ft<sup>2</sup>



3 bedrooms



2 bathrooms &  
cloakroom



residents parking  
permits available

Guide Price                      £900,000

The Garden Apartment, 20 Marlborough Buildings, Bath, BA1 2LY

A rare opportunity to acquire an elegant and particularly charming garden apartment offering spacious accommodation over 2 floors, with a delightful private garden in one of the most sought after roads in Bath. Contained within a fine Listed Georgian townhouse, the property enjoys lovely views over the adjacent allotments and Royal Victoria Park in the heart of the city.

### ACCOMMODATION

3 good bedrooms  
cloakroom  
large living room  
gas fired heating

bathroom and separate shower room  
kitchen  
excellent conservatory/garden/dining room  
residents parking permits available (zone 7)

### EXTERNALLY

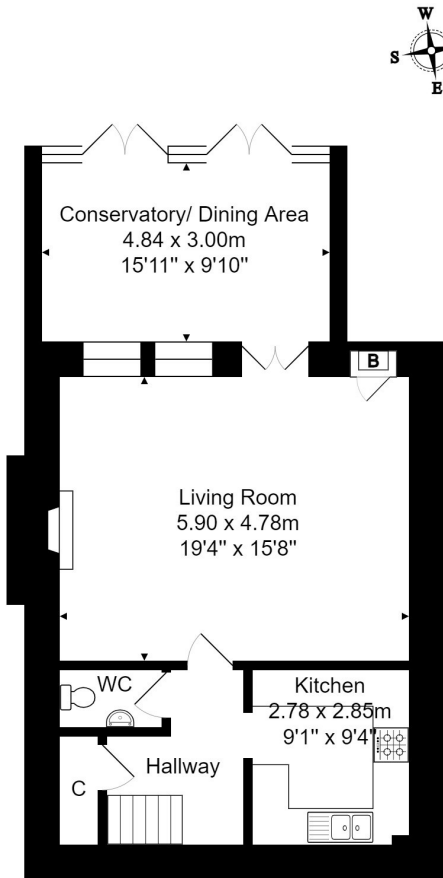
The Garden Apartment benefits from the whole rear garden of the original house, complete with a secure gate leading into the allotments and then Royal Victoria Park beyond. The gardens are delightful, being walled private, gravelled and paved with various mature shrubs, bushes and trees. Facing approximately West, they are open to the South, so offer a lovely sunny space for outdoor dining.

### LOCATION

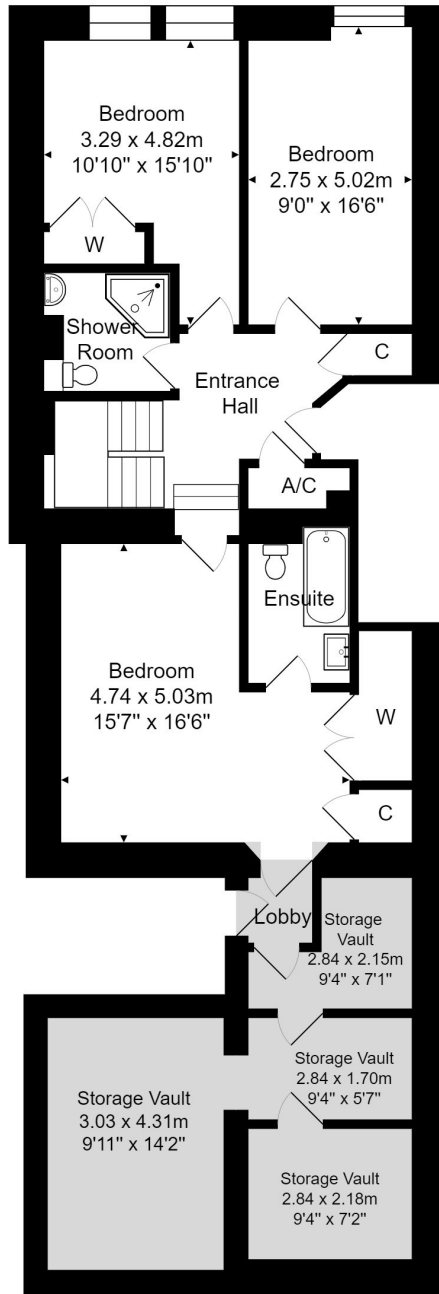
Marlborough Buildings occupies an extremely popular and most convenient position. It is just a short walk into the very centre of the city and next to the Park, (with its' fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). The apartment is just around the corner from the popular Marlborough Tavern and is close to a wealth of local amenities including the deli, greengrocer, chemist and newsagent off St James's Square. Swift access is also available to both Bristol and the M4, without crossing the city.







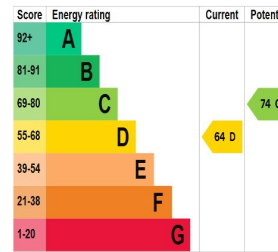
Lower Ground Floor  
Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup>



Ground Floor  
Area: 77.2 m<sup>2</sup> ... 830 ft<sup>2</sup>

Total Area: 141.9 m<sup>2</sup> ... 1527 ft<sup>2</sup> (excluding lobby, storage vaults)

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



**Tenure: Share of freehold**  
**Management Charge 2024/25: £250pcm**  
**Council Tax Band: 'E' £2,575.27**

