

# whiteley helyar



1,025 ft<sup>2</sup>



1 bedroom



bathroom



resident's  
permit  
parking

Guide Price                      £400,000

Garden Flat, 4 Vane Street, Bath, BA2 4DY



A wonderfully spacious, bright and beautifully presented courtyard apartment in this most central of locations, offered with no onward chain. Once through the private entrance, the kitchen has been cleverly fitted into one of the front vaults, whilst the flat has some lovely period features along with a private courtyard garden to the rear.

### ACCOMMODATION

Entrance hallway  
Impressive sitting/dining room  
Modern fitted kitchen with vaulted ceiling

Utility room with access to the courtyard  
Double bedroom with built-in cupboards  
Contemporary bathroom on half landing

### EXTERNALLY

The private entrance to the apartment is approached via steps down to a spacious front courtyard, from which the communal vault is accessed. To the rear of the building, a 'L' shaped courtyard garden, mainly laid to gravel, gives you a lovely private space to relax in peace and quiet.

### LOCATION

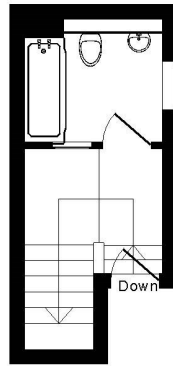
The apartment occupies a highly convenient and extremely popular position. The countless amenities, shops, Bath Rugby and railway station in the very centre of Bath are just a short level stroll away, and wonderful walks are also close at hand – along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens, or across lovely National Trust land. There is easy access onto the Two Tunnels cycle route, whilst the University of Bath and Bath Golf Club are also within a short drive.



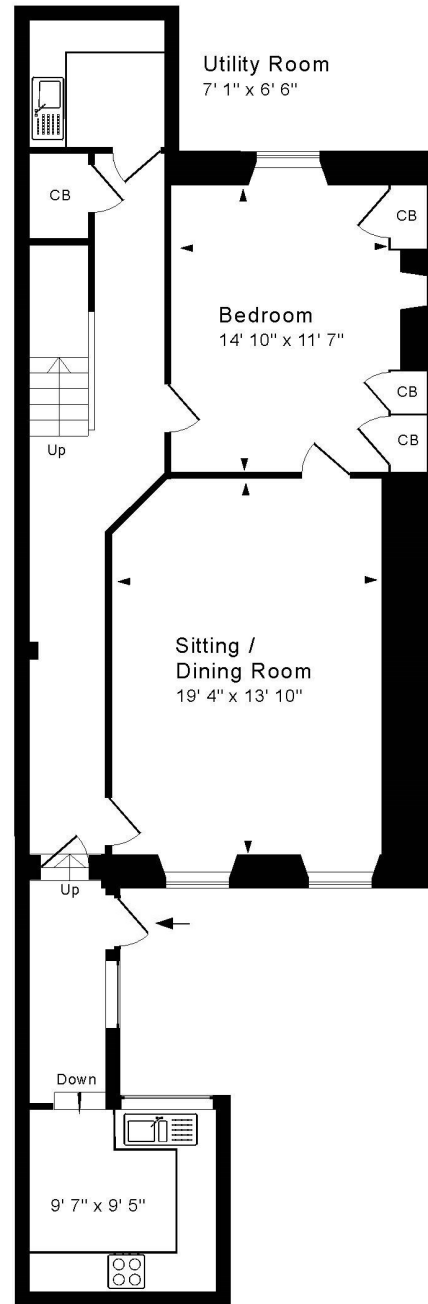








Ground Floor



Lower Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Approx. Gross Internal Floor Area 1,025 Sq. Ft. / 95 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024  
 Drawing Number:172-0767  
 Garden Flat, 4 Vane Street, Bath, BA2 4DY.

**Tenure:** Share of freehold  
**Service Charge:** £178 per month  
**Council Tax Band:** TBC