

whiteley helyar



2,010 ft²



2 bedrooms



bathroom & wc



*residents parking
permits available*

Guide Price £600,000

Flat 1, 8 Marlborough Buildings, Bath, BA1 2LX

A spacious and elegant ground and lower floor maisonette with a further large basement room contained within a beautiful Listed Georgian townhouse in one of the finest locations in Bath. Enjoying wonderful views - both in front, across Royal Crescent lawns and to the rear over the allotments and Royal Victoria Park - the apartment retains a number of fine and original features and offers a substantial 2,010 ft² of accommodation in a fabulous position in the heart of the city.

ACCOMMODATION

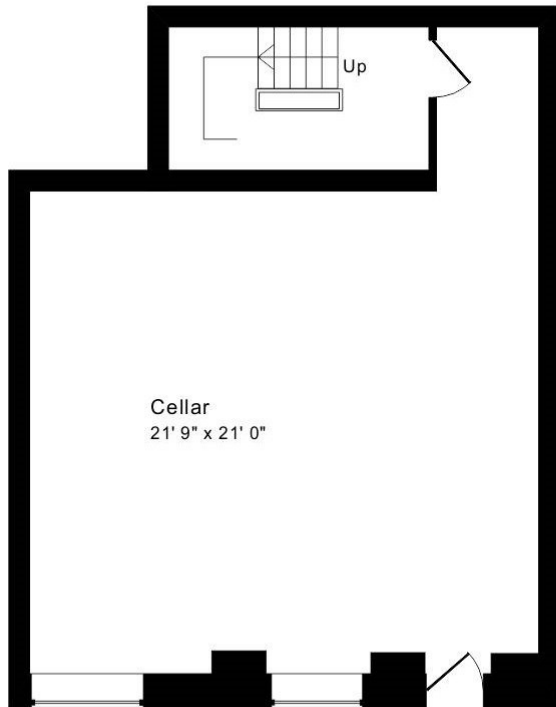
fine drawing room with views over Royal Crescent and lawns
large kitchen/dining room with views over the adjacent park
2 double bedrooms
bathroom and cloakroom
substantial cellar room and further store room
gas fired heating
residents parking permits available (zone7)

LOCATION

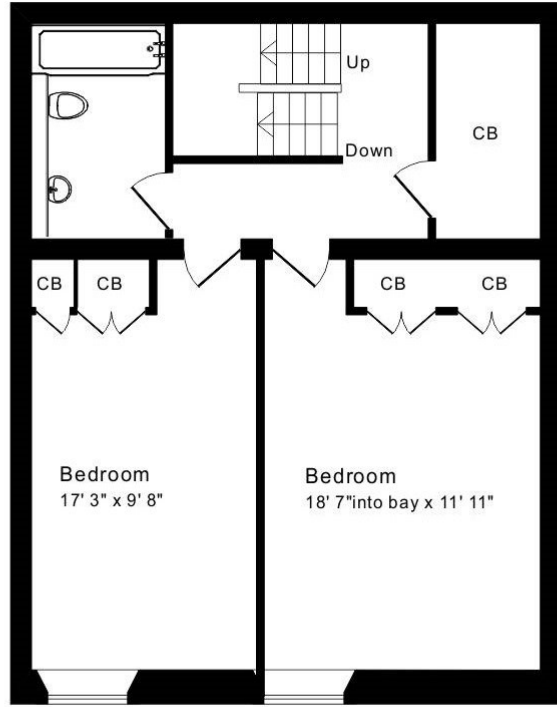
Marlborough Buildings occupies an extremely popular and most convenient position. It is just a short walk into the very centre of the city and next to the Park, (with its' fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). The apartment is just around the corner 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 and further shops in Brock Street. Swift access is also available to both Bristol and the M4, without crossing the city.



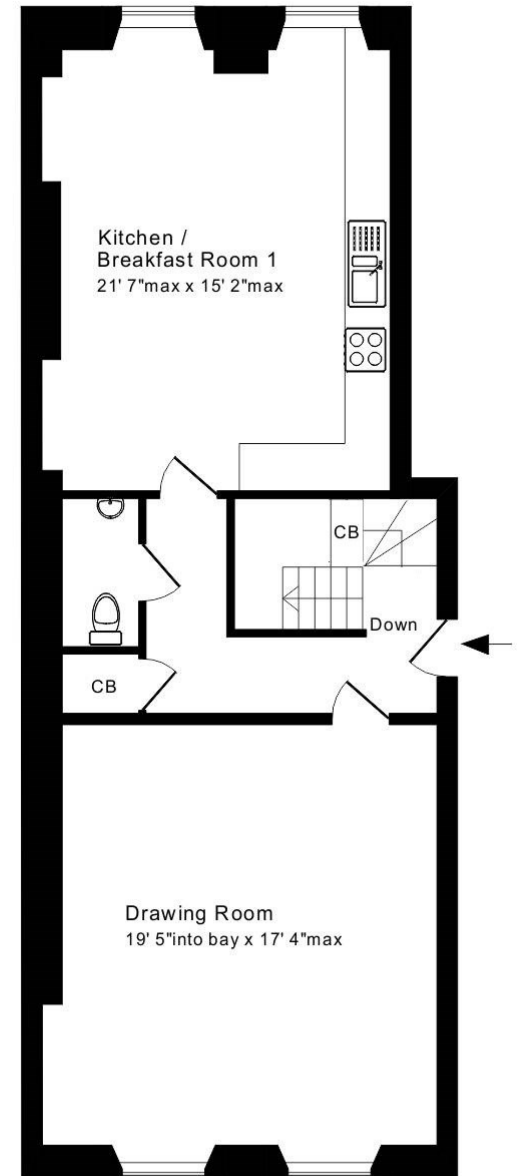




Cellar



Lower Ground Floor



Ground Floor

Approx. Gross Internal Floor Area 2,010 Sq. Ft. / 187 Sq. M
Includes Cellar. For identification purposes only. Not to scale.
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Tenure: Leasehold (approximately 950 years remaining)
Ground Rent: £5 pa
23/24 Service Charge: Approximately £3,246
Council Tax: 'E' - £2,575.27