

whiteley helyar



545 ft²



2 bedrooms



shower room



resident's
permit
parking

Guide Price £425,000

Flat 2, 6 Bennett Street, Bath, BA1 2QQ

An immaculate two bedroom second floor apartment, currently used as a holiday let (with full permissions), located in the very centre of the city and offered with no onward chain. Looking over the Assembly Rooms, this renovated flat makes the perfect base from which to explore the city, and offers wonderfully modern living in Georgian Bath.

ACCOMMODATION

Entrance hall
Open plan kitchen & reception room with breakfast bar
Two bedrooms with built-in storage
Contemporary shower room

LOCATION

The apartment occupies a wonderful and highly convenient position on the corner of Saville Row and Bennet Street. It is close to Royal Victoria Park (with its Botanical Gardens, extensive children's play areas, café, tennis courts and golf), whilst the numerous shops, galleries, restaurants and amenities in Margaret's Buildings, Brock Street and the very centre of Bath are all within a very short walk.

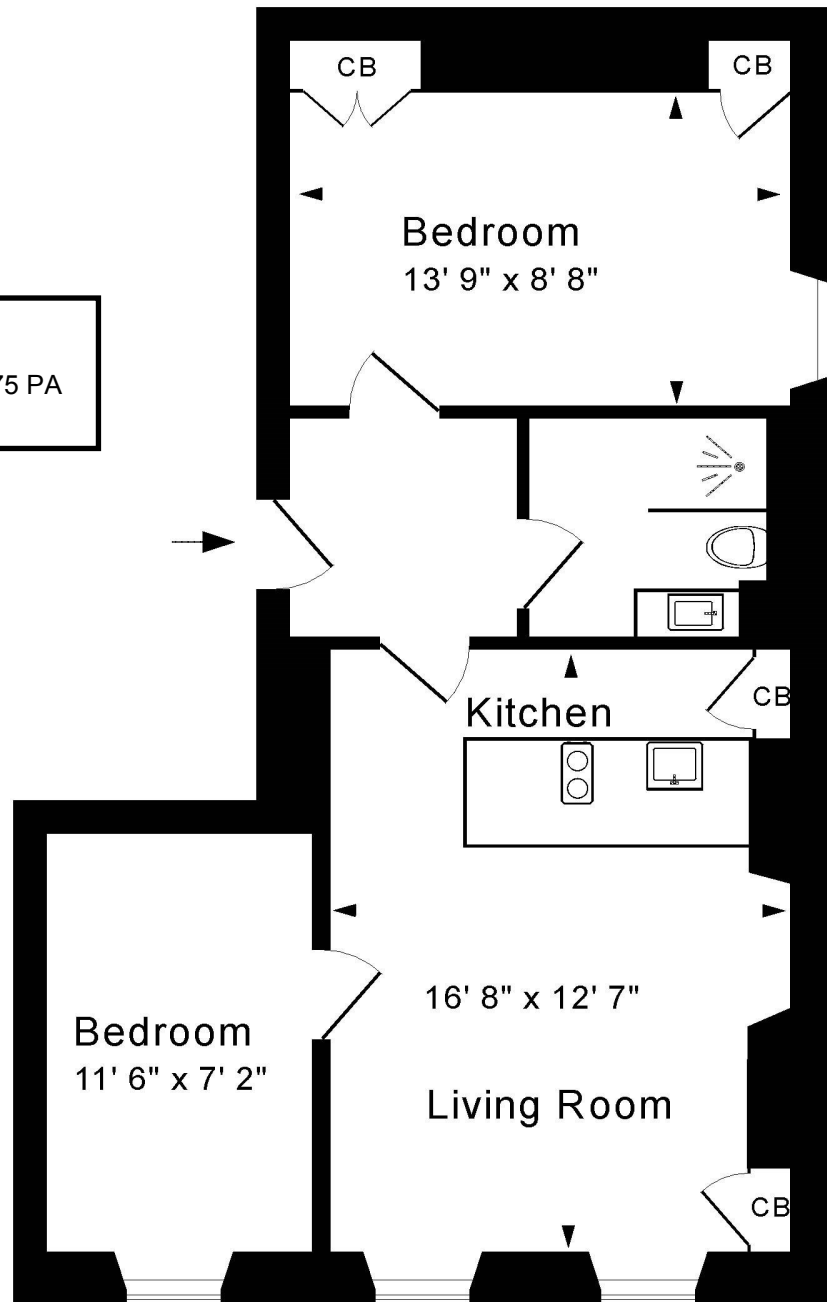






Tenure: Leasehold
Lease length: Remainder of 250 years
Service Charge: Approximately £650-675 PA
Council Tax Band: 'C' - £1,872.94

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



Approx. Gross Internal Floor Area 545 Sq. Ft. / 51 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number: 172-0785
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