

whiteley helyar



705ft²



double bedroom



shower room



*parking permit
available*

Guide Price £270,000

Flat 4, 26 Monmouth Street, Bath, BA1 2AP

DESCRIPTION

A recently refurbished, light, bright and spacious first floor apartment contained within an elegant Grade II Listed Georgian Town House, right in the very heart of the city centre.

ACCOMMODATION

double bedroom
large living room
hallway study area
residents parking permit available (central zone)

shower room
well fitted kitchen
electric heating
communal shared gardens

LOCATION

The apartment occupies a most convenient and popular position right in the very centre of Bath. In addition to the countless nearby shops and amenities, the property is within walking distance of Bath Spa Railway Station and Bath Rugby Recreation Ground and is close to the delightful Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). Swift access to Both Bristol and the M4 is also available without having to cross the city.



Tenure: Leasehold

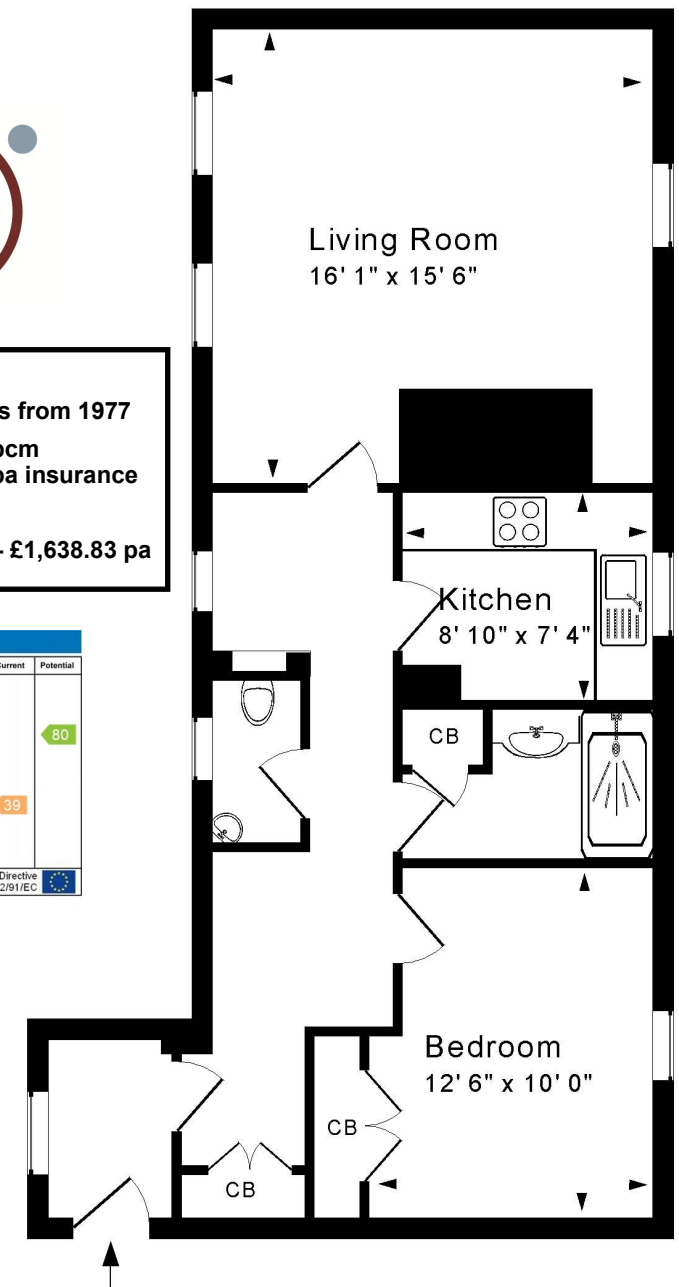
Lease length: 999 years from 1977

Service Charge: £130 pcm
plus £375 pa insurance

Ground Rent: £15 pa

Council Tax Band: 'B' - £1,638.83 pa

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



Approx. Gross Internal Floor Area 705 Sq. Ft. / 65.5 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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