

# whiteley helyar



1,492 ft<sup>2</sup>



3 bedrooms



2 bathrooms



resident's  
parking area

Guide Price                      £385,000

12a Cleveland Place West, Bath, BA1 5DG

Located a short walk from the city centre this bright and spacious three bedroom maisonette comes with a small decked garden. This charming property forms the vast majority of this Grade II listed townhouse, offers over 1,400 square feet of versatile accommodation over four floors and retains a number of delightful features such as high ceilings, feature fireplaces and sash windows. Chain free.

### ACCOMMODATION

reception hall	three bedrooms
kitchen	en-suite shower room
23ft sitting/dining room	family bathroom with clawfoot bath

### EXTERNALLY

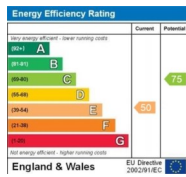
There is a block paved area leading to a small decked garden, which provides space for alfresco dining and entertaining.

### LOCATION

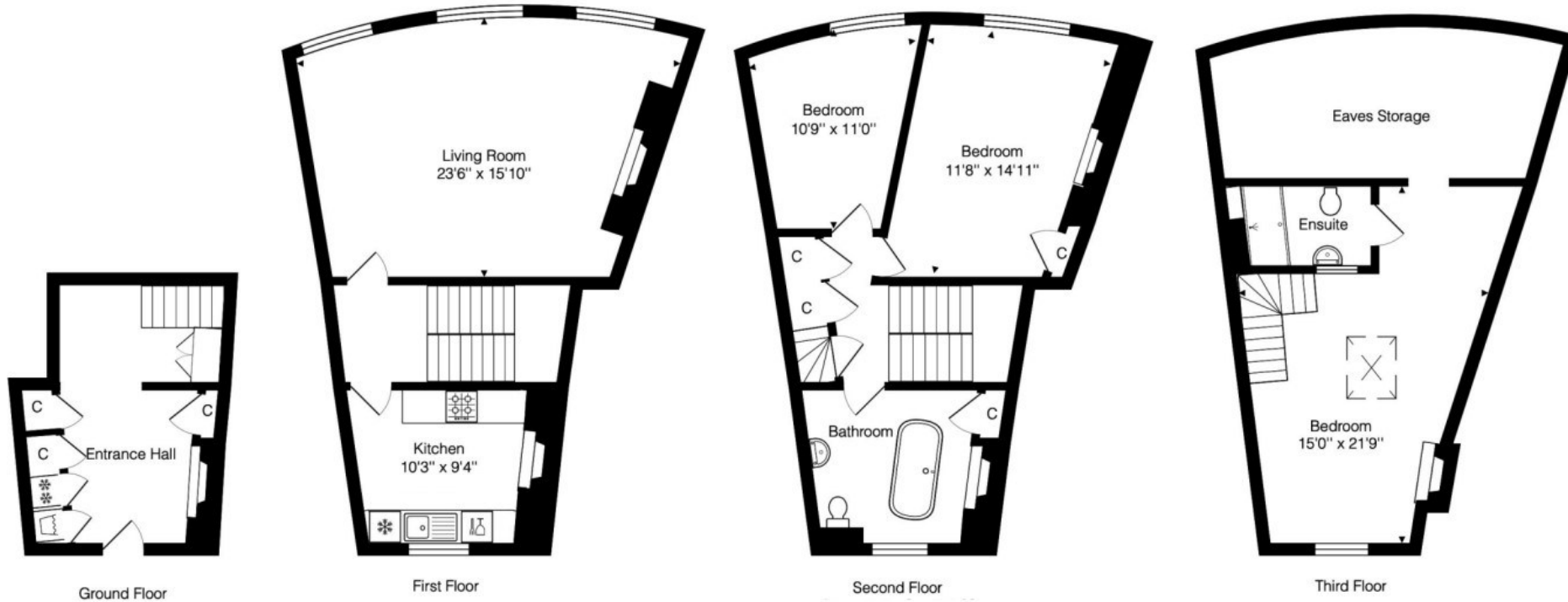
Cleveland Place West is a convenient position, The countless amenities in the very centre of the city are just a 5 minute walk away, whilst Hedgemoor Park is very close by, as are the various shops on Walcot Street. The M4 can be accessed without having to cross the city, whilst Bath Spa railway station is just a 20 minute walk away.







**Tenure:** Leasehold  
**Lease length:** 999 years from 2th June 1985  
**Ground Rent:** £50 PA  
**Service Charge:** Approx £500 PA  
**Council Tax Band:** B £1,638.83



Total Area: 138.6 m<sup>2</sup> ... 1492 ft<sup>2</sup> (excluding eaves storage)

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

