

# whiteley helyar



*1,203 ft<sup>2</sup>*



*2 bedrooms*



*2 bathrooms*



*2 private  
car spaces*

Guide Price                      £650,000

4 Columbus House, Trossachs Drive, Bath, BA2 6RP



A fabulous, spacious and elegant apartment in this wonderful detached Mansion, built in 1846 and cleverly converted into apartments some 25 years ago by Future Heritage. Occupying a prime position on the first floor of the original part of the building, the flat benefits from a small roof terrace, wonderful views and 2 private car parking spaces.

### ACCOMMODATION

2 double bedrooms  
large double-aspect sitting room  
gas fired heating

bathroom and en-suite shower room  
kitchen/breakfast room

### EXTERNALLY

In addition to the small roof terrace off the sitting room, the owners have use of the extensive and well maintained communal gardens and grounds. There are 2 private parking spaces, with further allocated visitors bays, as well as a refuse/bike store area and dedicated storage area in the basement located below the main hall stairs.

### LOCATION

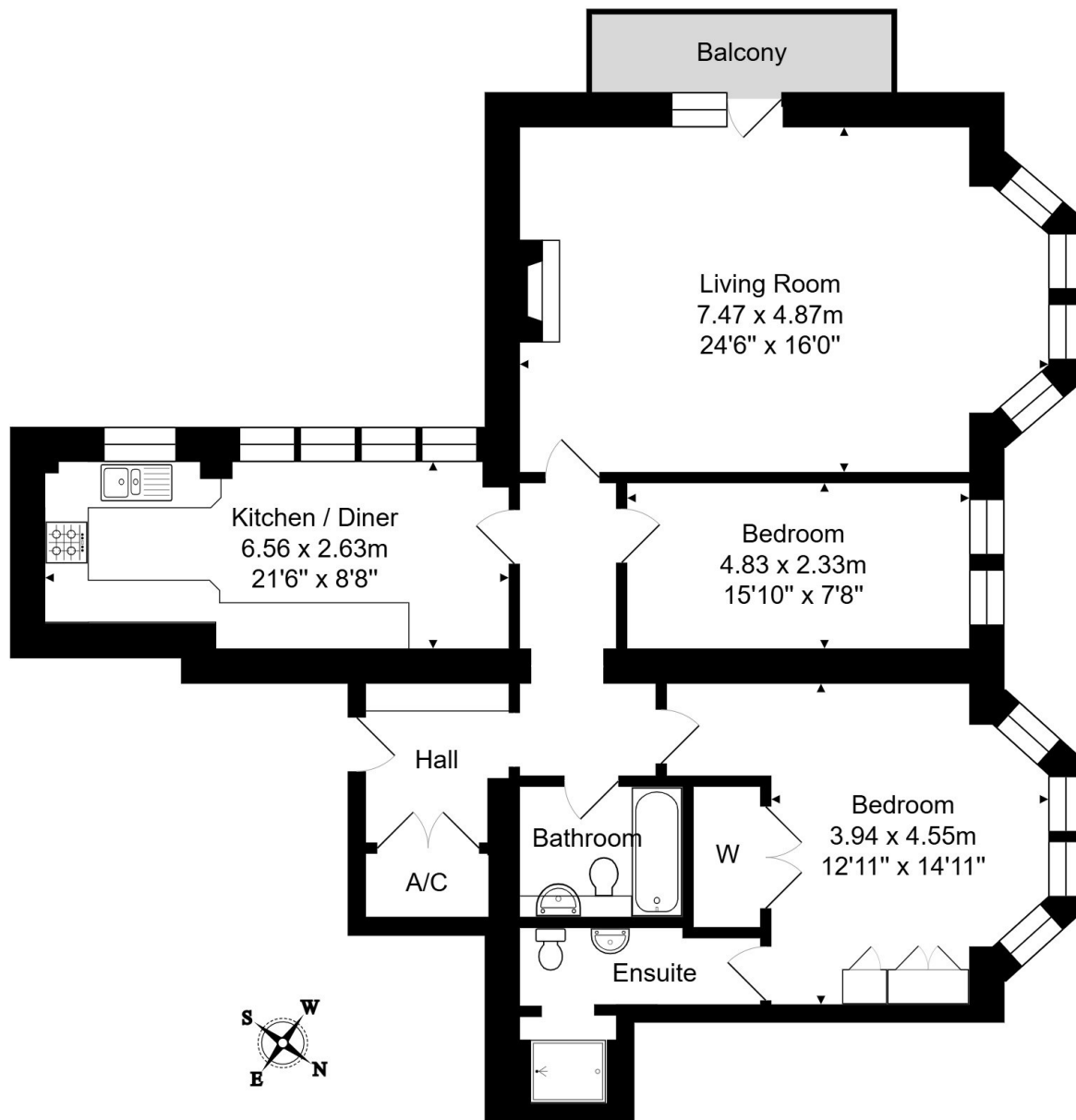
Columbus House is very well situated in this highly desirable area of Bath, between Bathampton and Bathwick. Surrounded by private lawns, woodland and landscaped gardens, the house is situated up a private sweeping, tree-lined driveway. The location is extremely sought after due to its peaceful setting and the close proximity of the city centre - with the railway station, Bath Rugby and countless shops and amenities all just over a mile away. Buses run from the end of the road and lovely strolls around Sydney Gardens, along the Kennett and Avon Canal towpath, or through fantastic National Trust Woodland and fields are all close at hand.











Total Area: 111.8 m<sup>2</sup> ... 1203 ft<sup>2</sup> (excluding balcony)

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

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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		

**Tenure:** Leasehold - 999 years from 1/1/2000  
(No Ground Rent as 'share of freehold')  
**2025 service charge:** £4,601.37  
**Council Tax:** 'G' - £3,566.12

