

# whiteley helyar



575 ft<sup>2</sup>



double bedroom



bathroom



street  
parking

Guide Price                      £280,000

Flat 3, 1 Abbey Street, Bath, BA1 1NN

A well-presented second floor apartment in this prime city centre location within a stones throw of Bath Abbey and Roman Baths. This charming apartment retains a number of delightful period features such as feature fireplace, sash windows and enjoys a great outlook to the front and rear.

### ACCOMMODATION

communal hall  
entrance hall  
sitting dining room

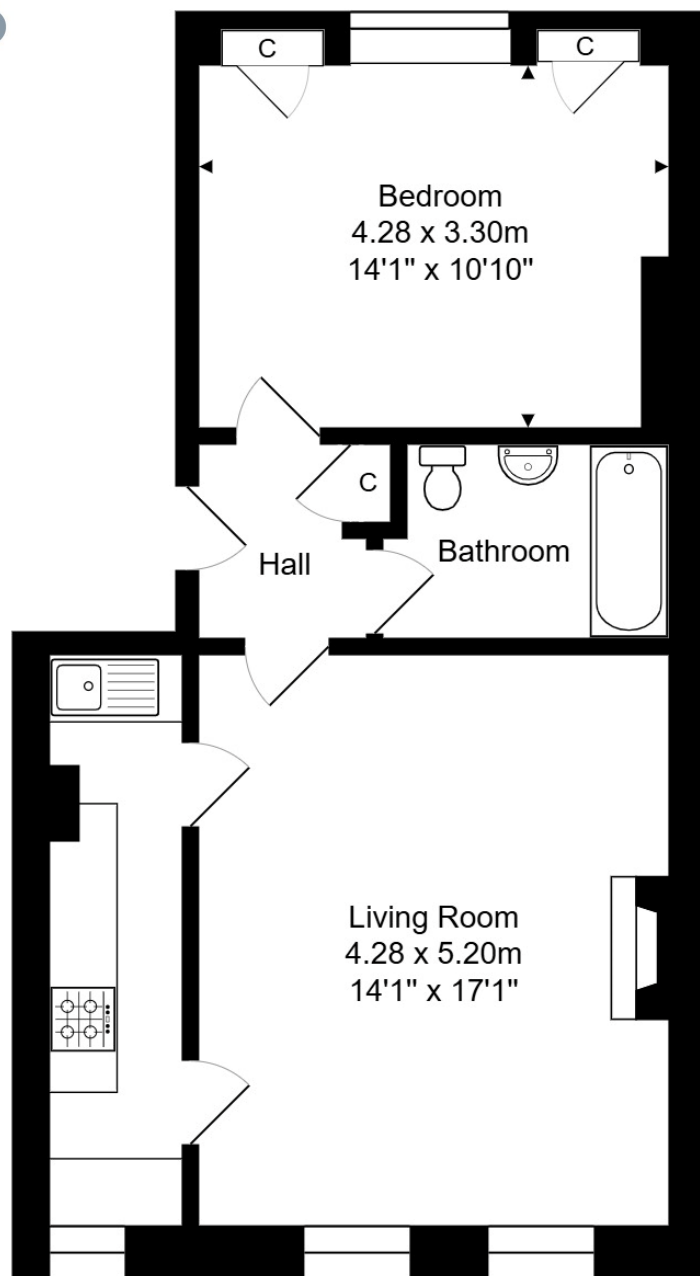
kitchen  
double bedroom  
bathroom

### LOCATION

1 Abbey Street occupies a highly convenient and sought after location in the very centre of Bath. It is literally on the doorstep of the countless shops, restaurants and amenities in the city and Bath Spa Railway station and Thermae Spa are within very easy reach.







Area: 53.5 m<sup>2</sup> ... 575 ft<sup>2</sup>

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  
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**Tenure:** Leasehold  
**Lease length:** residue of 999 Years from 1984  
**Service Charge:** £141.22 Twice yearly  
**Grond Rent:** £30 PA  
**Council Tax Band:** 'C' £1,968.48

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

