

# whiteley helyar



590 ft<sup>2</sup>



2 bedrooms



1 bathroom



garage

Guide Price                      £265,000

Flat 5, Chilton Court, Tynning Lane, Bath, BA1 6EQ



A purpose built, two bedroom apartment on the Camden slopes, with garage, panoramic southerly views and no onward chain. Sitting between Tynning Lane and Chilton Road, this wonderfully light flat offers modern, open-plan living, and would make both a great first home or investment.

### ACCOMMODATION

Open plan 22'6 long sitting/dining/kitchen room with wonderful southerly views

Two bedrooms

Modern shower room

### EXTERNALLY

From the communal front door, steps lead down to the garages which are accessed from Chilton Road. The garage has a replacement up and over door, with potential storage in the eaves.

### LOCATION

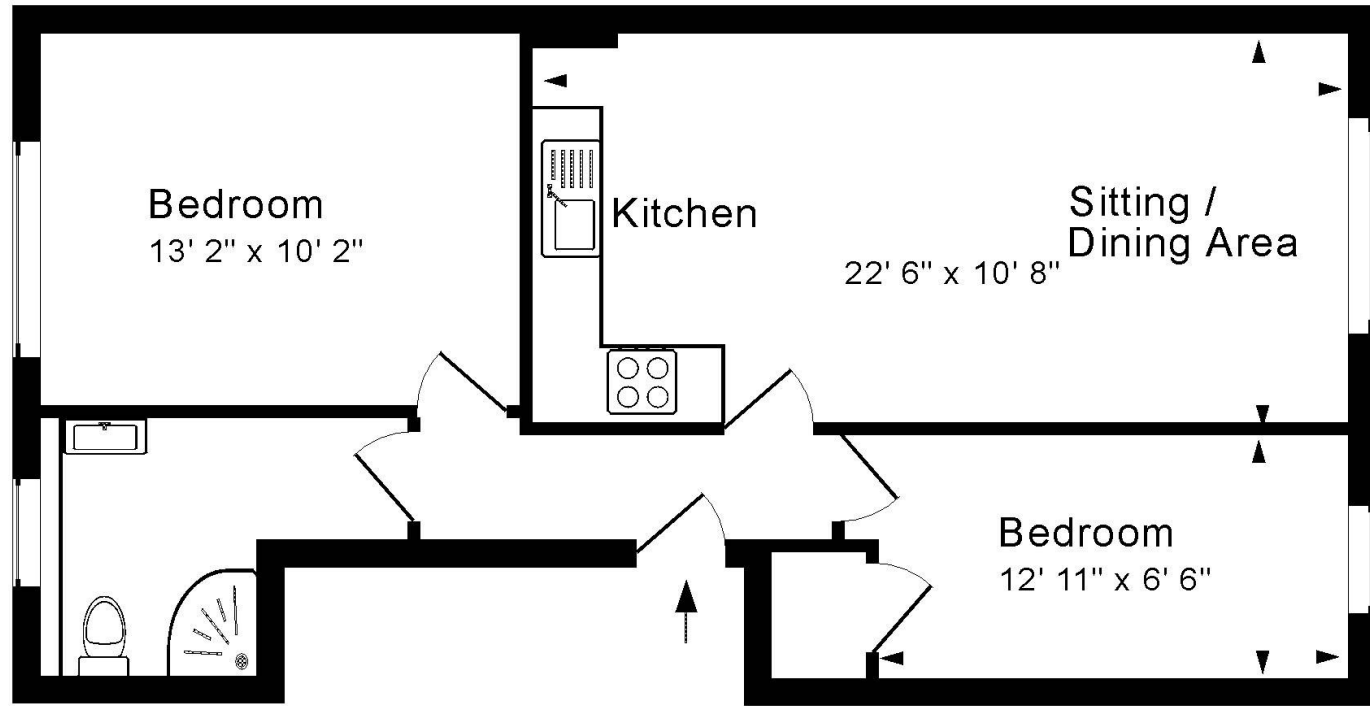
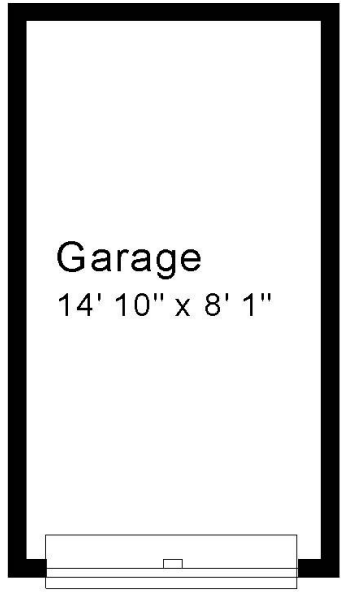
The apartment occupies a most convenient, peaceful and sought-after position, close to a variety of shops, pubs and other amenities in Claremont, Fairfield Park and Larkhall. It is well served by a frequent bus service to Bath Spa Railway Station and the countless facilities in the city centre (less than a mile away), whilst swift access to the M4 is available without having to cross the city.











## Ground Floor

## First Floor

Approx. Gross Internal Floor Area 590 Sq. Ft. / 55 Sq. M

Excludes Garage

For identification purposes only. Not to scale.

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Drawing Number:172-0816

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**Tenure:** Leasehold

**Lease length:** residue of 999 Years from 1987

**Service Charge:** £90 pcm

**Council Tax Band:** 'C' £1,968.48

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	76	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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