whiteley helyar

🏠 1,420 ft²

🛏 3 bedrooms

🚿 2 bathrooms

🚗 2 allocated parking spaces

Guide Price   £800,000

1 Holburne Place, Henrietta Road, Bath, BA2 6LY

A rare opportunity to acquire a fabulous, particularly spacious ground and first floor maisonette in an elegant and impressive Georgian-style building built to a high standard by Ashford Homes about 13 years ago. The apartment benefits from its own entrance, a small private courtyard as well as 2 undercover parking spaces and offers very well presented and extensive accommodation in the heart of Bath.

ACCOMMODATION

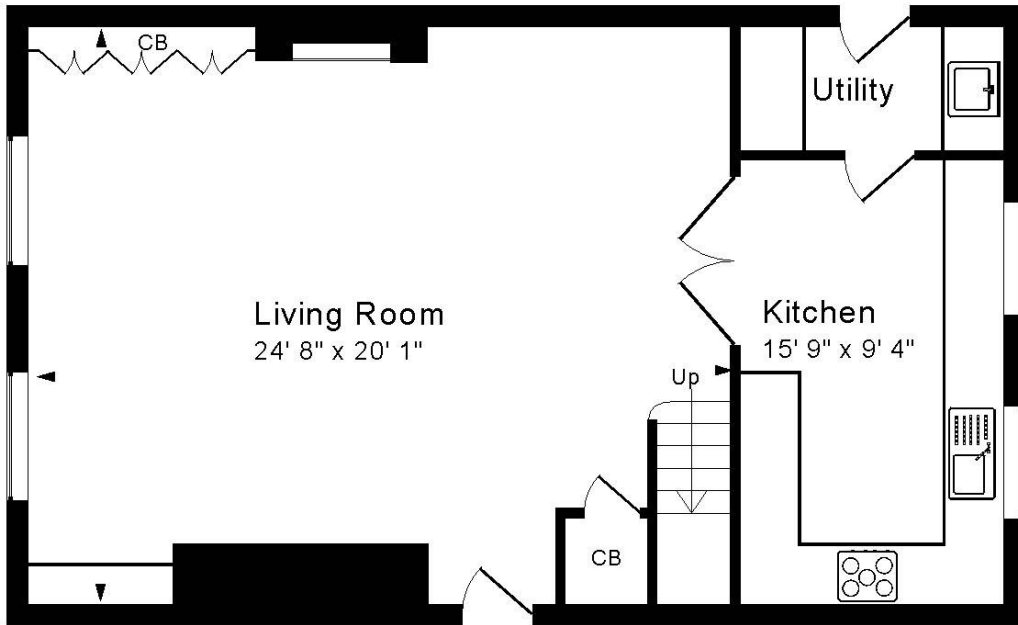|	
3 double bedrooms	shower room and ensuite bathroom
dressing room	large living/dining room
well fitted kitchen	utility room
gas fired underfloor heating	double glazing
undercover parking for 2 cars with EV charger	lift access

EXTERNALLY

1 Holburne Place benefits from 2 parking spaces adjacent to the apartment, under cover and with an EV charging point. There is a small courtyard to the side of the flat, with a gate to the pavement and offering direct private access into the property.
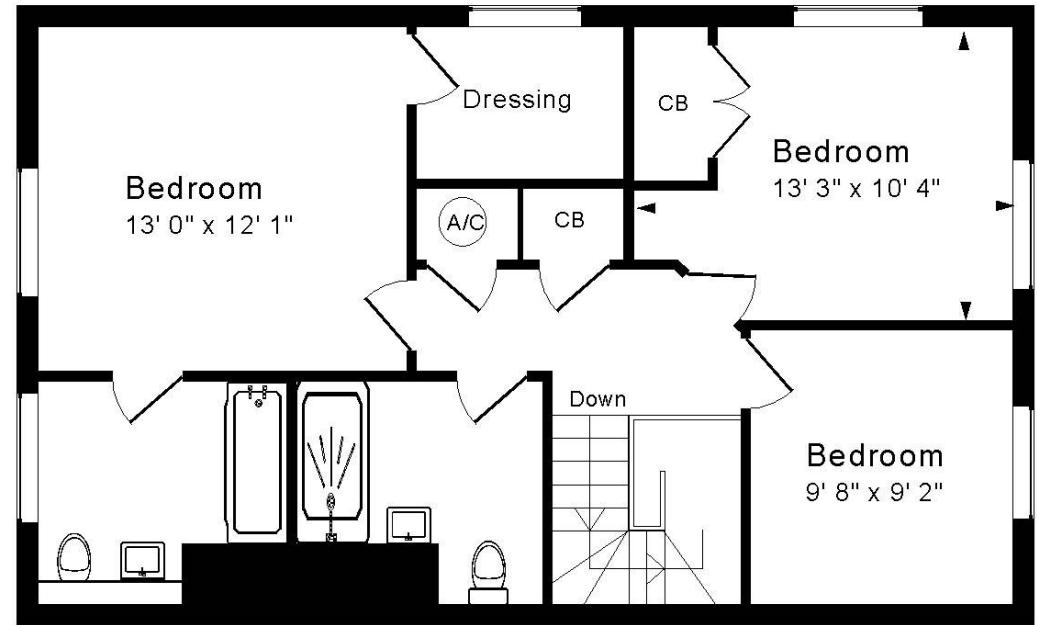
LOCATION

The maisonette is most conveniently located in this popular and central position, close to both Henrietta Park and the refurbished Sydney Gardens - with its children's playground, tennis courts and canal access. The extensive range of shops, restaurants and amenities in the very centre of the city are within a quick almost level stroll, as are Bath Spa Railway Station and Bath Recreation Rugby Ground.
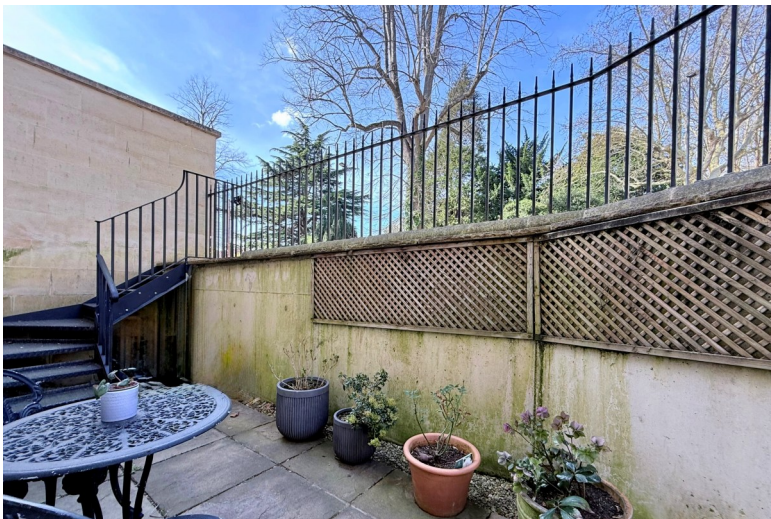
Ground Floor

Living Room
24' 8" x 20' 1"

CB

Up

CB

Kitchen
15' 9" x 9' 4"

Utility

First Floor

Bedroom
13' 0" x 12' 1"

Dressing

CB

A/C

CB

Bedroom
13' 3" x 10' 4"

Down

Bedroom
9' 8" x 9' 2"

Approx. Gross Internal Floor Area 1,420 Sq. Ft. / 132 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale.   Copyright Jemesis Ltd 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**	71	71
(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

wh°

Tenure: Share of Freehold
Annual service charge 25/26: £4,882.78
Council tax band 25/26: 'E' £2,706.67