

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
dressing room
well fitted kitchen
gas fired underfloor heating
undercover parking for 2 cars with EV charger

shower room and ensuite bathroom
large living/dining room
utility room
double glazing
lift access

EXTERNALLY

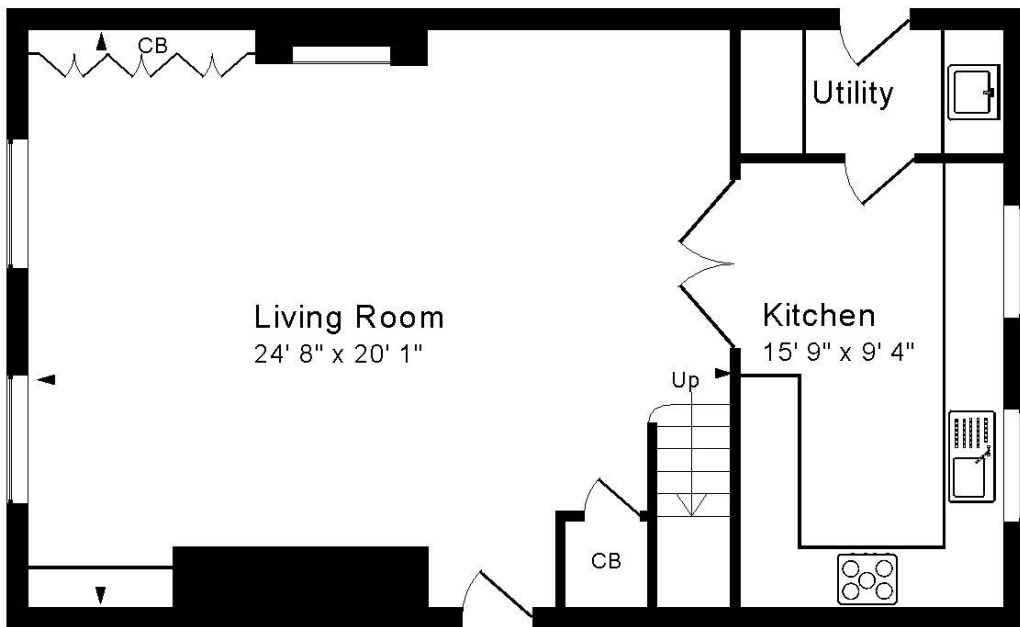
1 Holburne Place benefits from 2 parking spaces adjacent to the apartment, under cover and with an EV charging point. There is a small courtyard to the side of the flat, with a gate to the pavement and offering direct private access into the property.

LOCATION

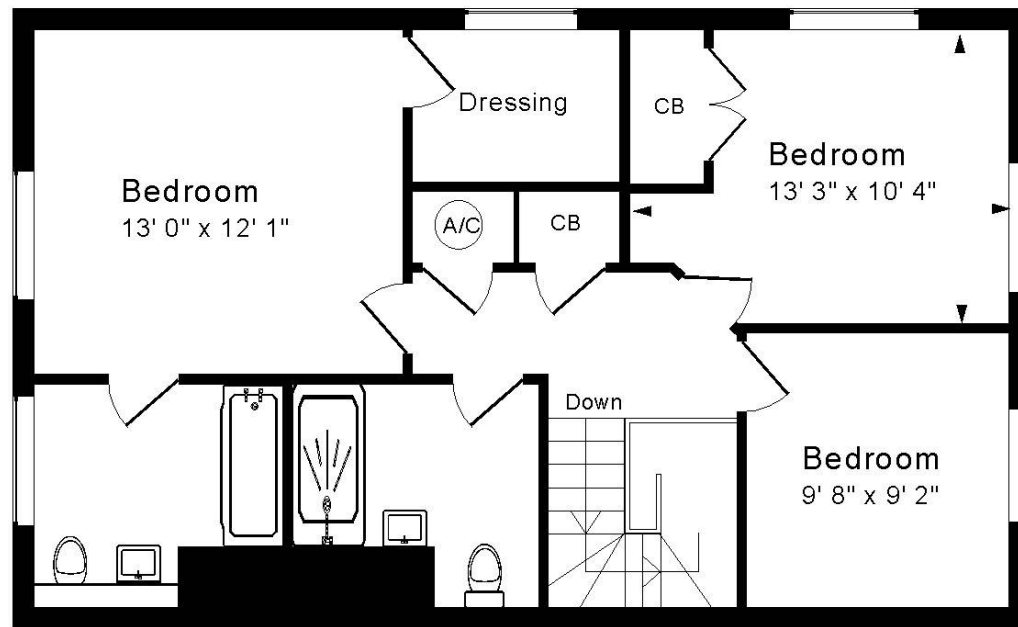
The maisonette is most conveniently located in this popular and central position, close to both Henrietta Park and the refurbished Sydney Gardens - with its children's playground, tennis courts and canal access. The extensive range of shops, restaurants and amenities in the very centre of the city are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







Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,420 Sq. Ft. / 132 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
C	D		
	E		
F	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epc.co.uk			



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

