

whiteley helyar



700 ft²



2 bedrooms



bathroom



resident's
permit
parking

Guide Price £325,000

Patio Flat, 14 Portland Place, Bath, BA1 2RY

A two double bedroom, lower ground floor apartment with the benefit of a private patio garden and offered with no onward chain. Located on the northern fringes of the city centre, the flat has a private entrance, along with potential storage space for bikes, and occupies the whole ground floor of a listed Georgian townhouse.

ACCOMMODATION

entrance hall with storage
sitting/dining room with double doors to the patio and impressive period fireplaces
fitted kitchen
two double bedrooms, both with fitted wardrobes
bathroom

EXTERNALLY

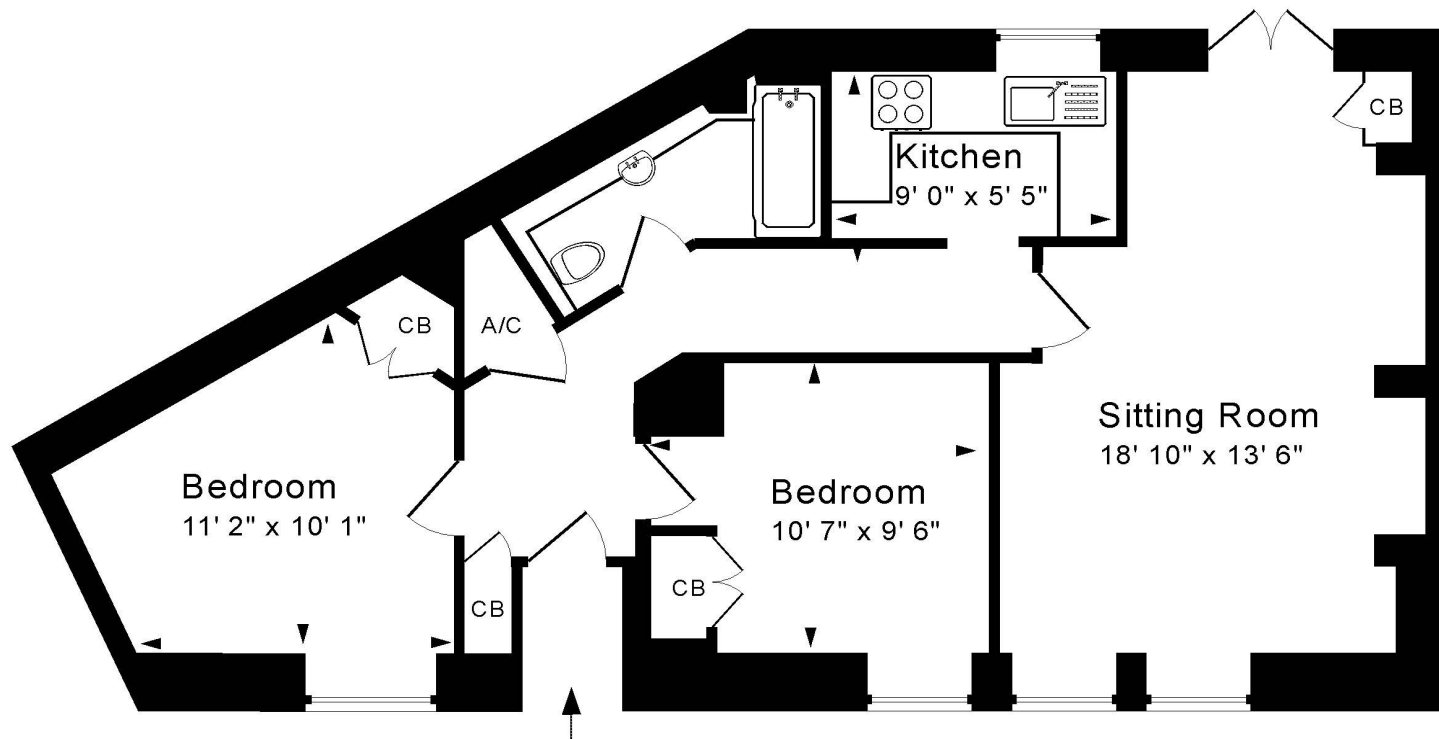
The glazed double doors from the reception room open onto a private enclosed patio garden, which faces south east and provides a secluded spot to enjoy those warmer days.

LOCATION

The apartment is well positioned on the lower northern slopes of Bath and just a short walk from Royal Crescent and the Royal Victoria Park (with its Botanical Gardens, extensive children's play areas, café, tennis courts and golf). The shops, galleries and restaurants in Margaret's Buildings and Brock Street are very close by, whilst the numerous amenities in the very centre of Bath are within a quick stroll. Easy access to Junction 18 of the M4 is also available without having to cross the city.

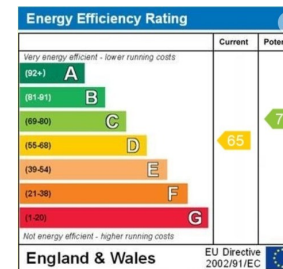






Lower Ground Floor

Approx. Gross Internal Floor Area 700 Sq. Ft. / 65 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025
 Drawing Number: 172-0820
 Patio Flat, 14 Portland Place, Bath, BA1 2RY.



Tenure: Leasehold
Length of lease: 999 yrs from 1977
Service Charge: £525.00 per quarter
Council Tax Band 2025/26: 'B' - £1,722.41

