

whiteley helyar



1,650 ft²



3 bedrooms



2 bathrooms



*parking permit &
garage available
by negotiation*

Guide Price £700,000

1 Park Place, Bath, BA1 2TY

An elegant and beautifully presented Grade II Listed townhouse with a desirable address in a highly select and sought after location, just a short walk to the centre of Bath and enjoying far reaching views over parkland. The house offers spacious and versatile accommodation arranged over five floors, is well presented and retains a number of delightful period features including sash windows, feature fireplaces and bread oven. Nearby garage available by separate negotiation.

ACCOMMODATION

Entrance hall	Sitting room
3 double bedrooms	En-suite to the master bedroom
Kitchen dining room	Study area

EXTERNALLY

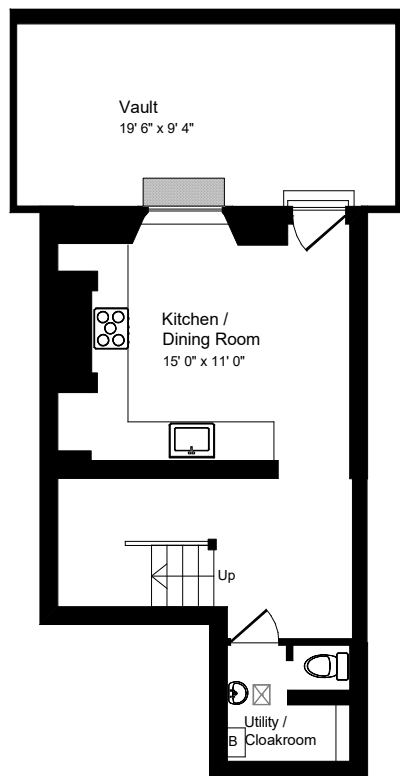
There are vaults to the front of the property benefitting from natural light and ventilation, providing space to sit or great extra storage.

LOCATION

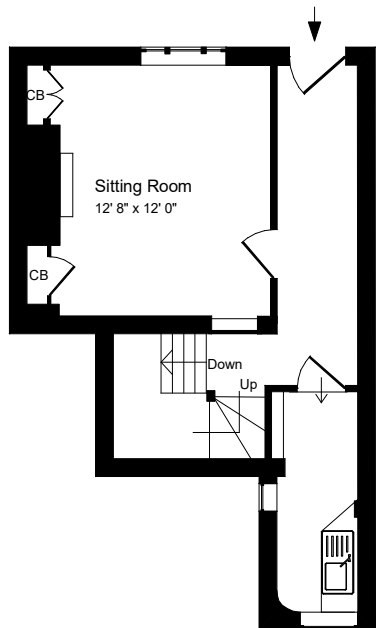
The property is beautifully positioned in this highly select road, being at the lower end of Cavendish Place, adjacent to and overlooking the High Common at Royal Victoria Park. St James's Square – with its cafe, delicatessen, newsagents, public house and chemist – and The Royal Crescent Hotel including its Spa and fine dining are close by, whilst the plethora of shops, railway station and facilities in the centre of Bath are within walking distance. Swift access to the M4 is also available without having to cross the city.



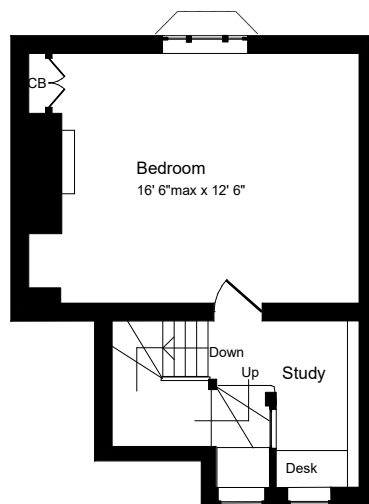




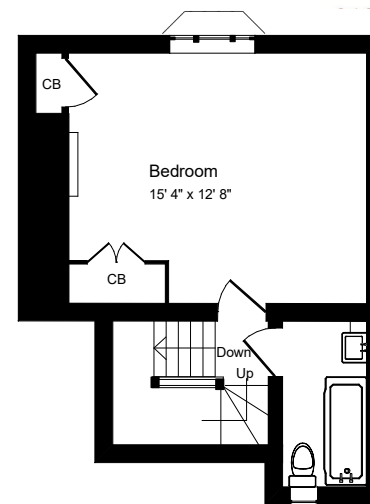
Basement



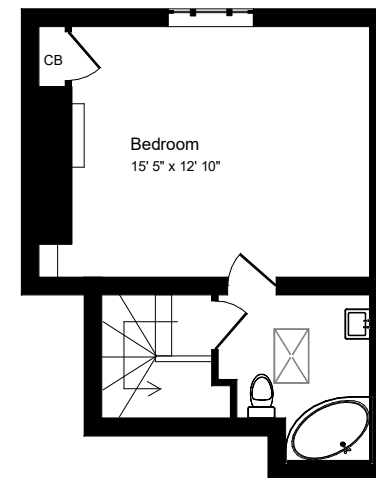
Ground Floor



First Floor



Second Floor



Third Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(95-100)		
B	(81-94)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Reference: 2220-2092-0037-9102-1203			

Approx. Gross Internal Floor Area 1,650 Sq. Ft. / 154 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2018
Drawing Number: 172-0057
1 Park Place, Bath, BA1 2TY.



Tenure: Freehold
Council tax band: 'E' £2,706.67