

whiteley helyar



970 ft²



2 bedrooms &
study



bathroom



residents parking
permit

Guide Price £475,000

Garden Flat, 24 New King Street, Bath, BA1 2BL

An elegant and stylish garden maisonette forming part of this Grade II Listed Georgian townhouse ideally positioned in this centrally located yet peaceful road in the heart of the city centre. This beautifully presented property offers bright and spacious accommodation and retains a number of delightful period features.

ACCOMMODATION

communal entrance hall
2 bedrooms both with feature fireplaces
study with door to the garden
sitting room with fireplace and doors to garden

entrance hall with utility cupboard
kitchen/dining room with feature range
bathroom
residents parking permit available

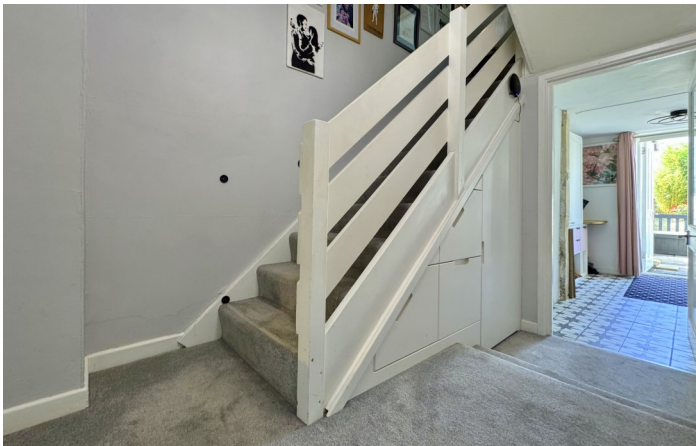
EXTERNALLY

There is a south westerly facing private garden to the rear of the property laid to lawn and thoughtfully planted to borders complete with generous patio area providing great space to entertain. The property also benefits from gated rear access via a council owned car park to the rear where our client rents a parking space.

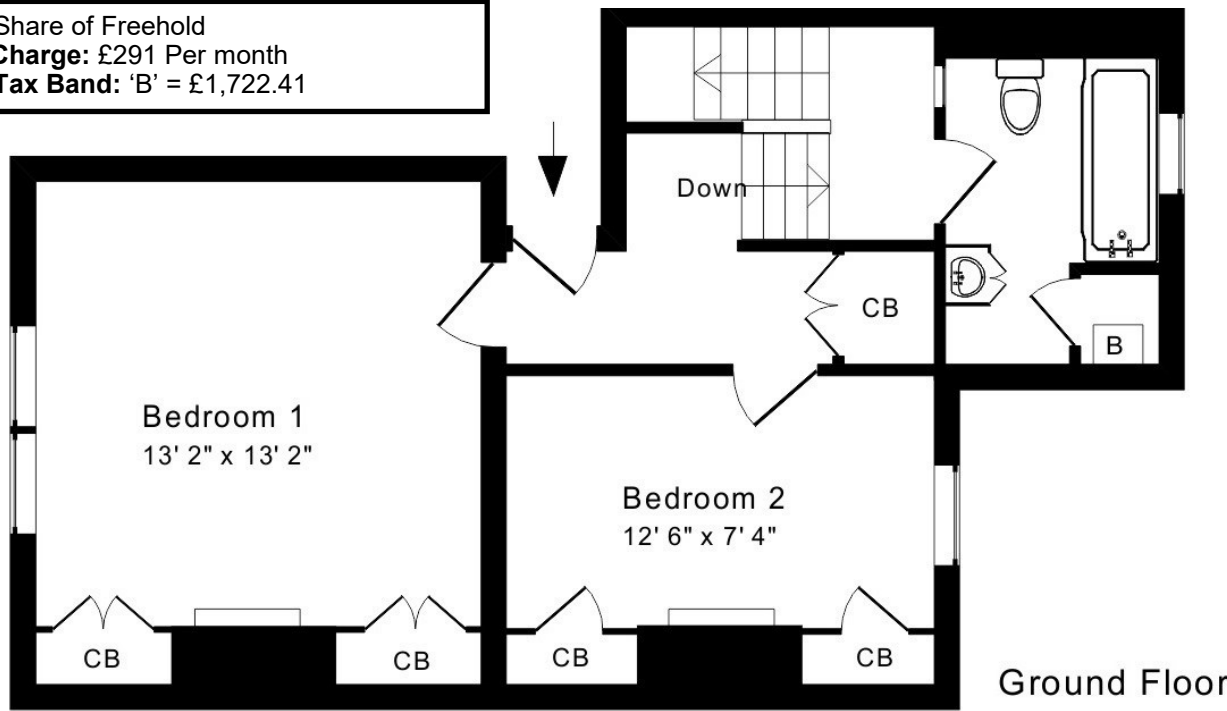
LOCATION

New King Street occupies a convenient and popular position close to Sainsbury's supermarket and within easy strolling distance of the shops, amenities and Railway station in Bath. The property is also ideally placed for access to the river and Bristol and Bath Cycle Path affording easy access to the countryside.

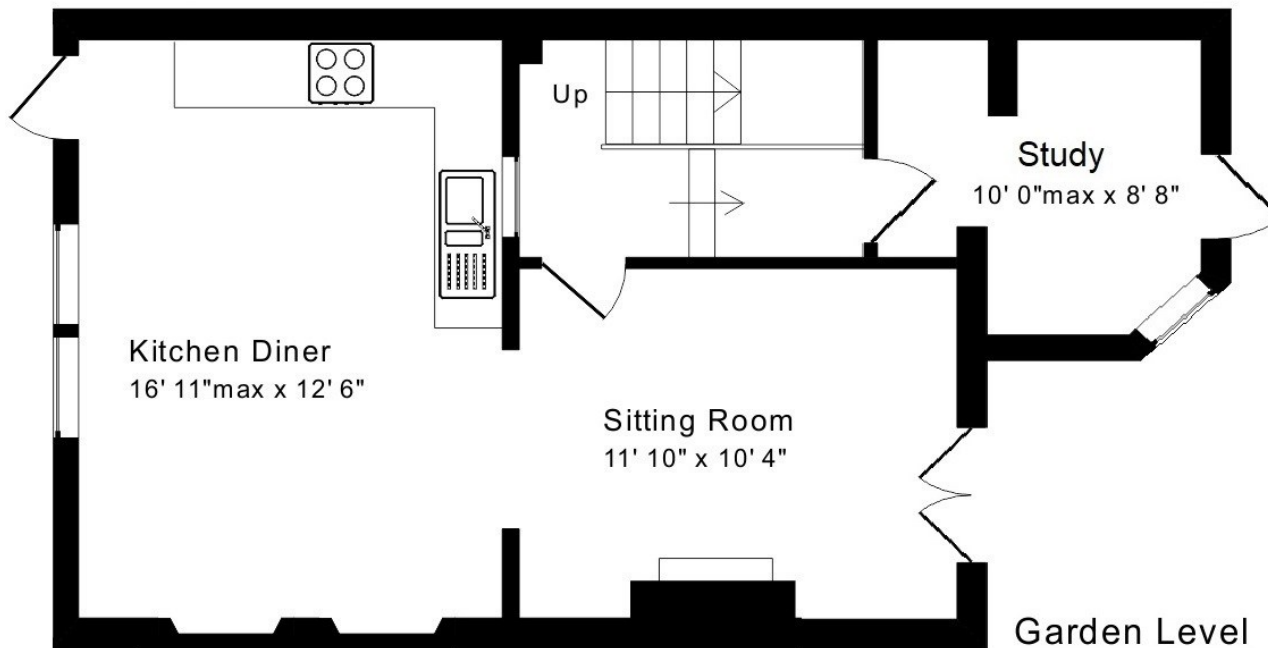




Tenure: Share of Freehold
Service Charge: £291 Per month
Council Tax Band: 'B' = £1,722.41



Energy Efficiency Rating		
Best energy efficient - lower running costs		
Best	A	
Good	B	
Decent	C	
Needs work	D	
Needs work	E	
Needs work	F	
Needs work	G	
Worst energy efficient - higher running costs		
Current	Potential	
		72
		42
England & Wales		
EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 970 Sq. Ft. / 90 Sq. M

