

# whiteley helyar



1,256 ft<sup>2</sup>



3/4 double  
bedrooms



bathroom &  
cloakroom



single garage &  
residents permits  
available

Guide Price                      £750,000

6 Lower Camden Place, Bath, BA1 5JJ



A beautiful, well presented Grade II Listed townhouse with a GARAGE, very close to the city centre and enjoying fantastic, far-reaching views over Bath and to the hills beyond.

### ACCOMMODATION

3 double bedrooms

bedroom 4/study

stylish bathroom with bath and shower

open plan living/dining/kitchen

garage & parking permits available (zone 15)

snug/family room

cloakroom/WC

useful storage vaults and lean-to/shed

gas fired heating

### EXTERNALLY

The property stands in a wonderful garden, landscaped to create separate sitting areas and sun terraces to take full account of the amazing views and sunny aspect. There is a lawn, various well tended flower and herbaceous borders, bushes, trees and shrubs. Steps at the bottom of the garden lead to the garage and also give quick access to Hedgemoor Park and the city centre beyond.

### LOCATION

Lower Camden Place is a terrace of very pretty Georgian houses, most conveniently situated East of Lansdown Road, just beyond Camden Crescent. It is only a short walk from the wide variety of amenities and shops that the city centre has to offer, whilst other shops on Clarendon and in Larkhall are closeby. The house is served by regular buses to the city centre and the M4 is available without having to cross Bath.



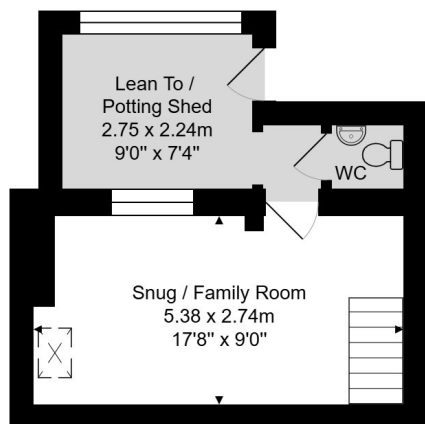




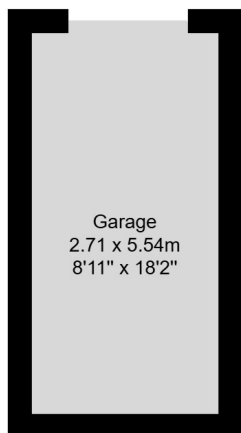




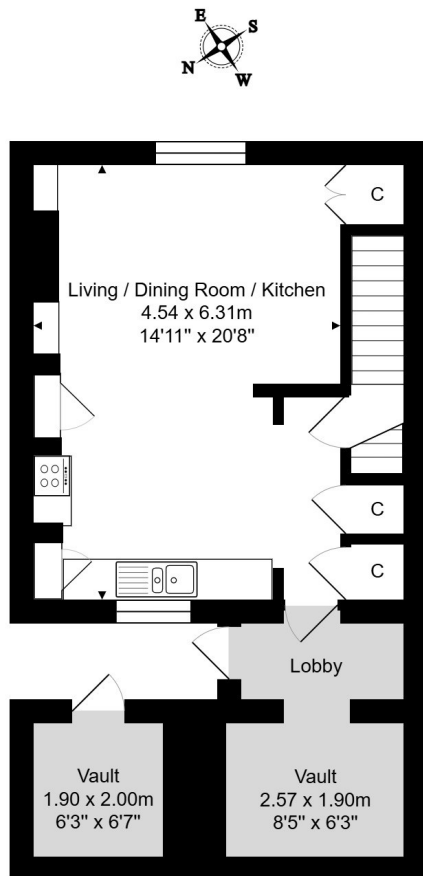
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. [www.epcassessments.co.uk](http://www.epcassessments.co.uk)



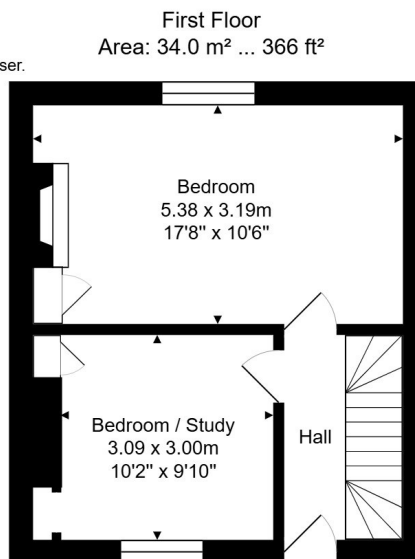
Basement  
Area: 14.7 m<sup>2</sup> ... 158 ft<sup>2</sup>



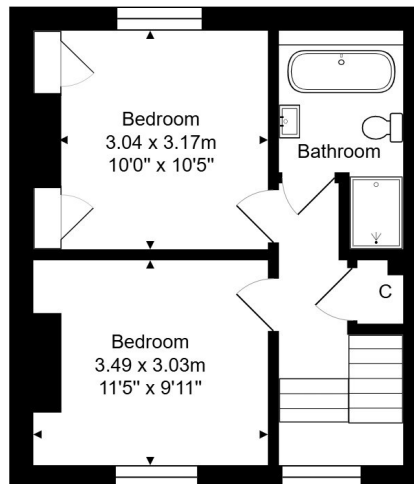
Garage  
Area: 15.0 m<sup>2</sup> ... 162 ft<sup>2</sup>



Lower Ground Floor  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>



First Floor  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>



Second Floor  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>

Total Area: 116.7 m<sup>2</sup> ... 1256 ft<sup>2</sup> (excluding shaded areas inc wc, lean to / potting shed, lobby, vaults, garage)

**Tenure:** Freehold

**Council Tax Band:** 'E' - £2,706.67



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC