

whiteley helyar



893 ft²



2 bedrooms



bathroom



parking space &
additional visitors
parking

Guide Price £325,000

Flat 3 Summerfield House, 9 Weston Park, Bath, BA1 4AS

A beautifully presented penthouse apartment forming part of this imposing detached residence within this highly sought after, peaceful and convenient location.

ACCOMMODATION

communal entrance hall
entrance hall
21ft double aspect sitting dining room
kitchen with under floor heating
2 bedrooms
bathroom with under floor heating

EXTERNALLY

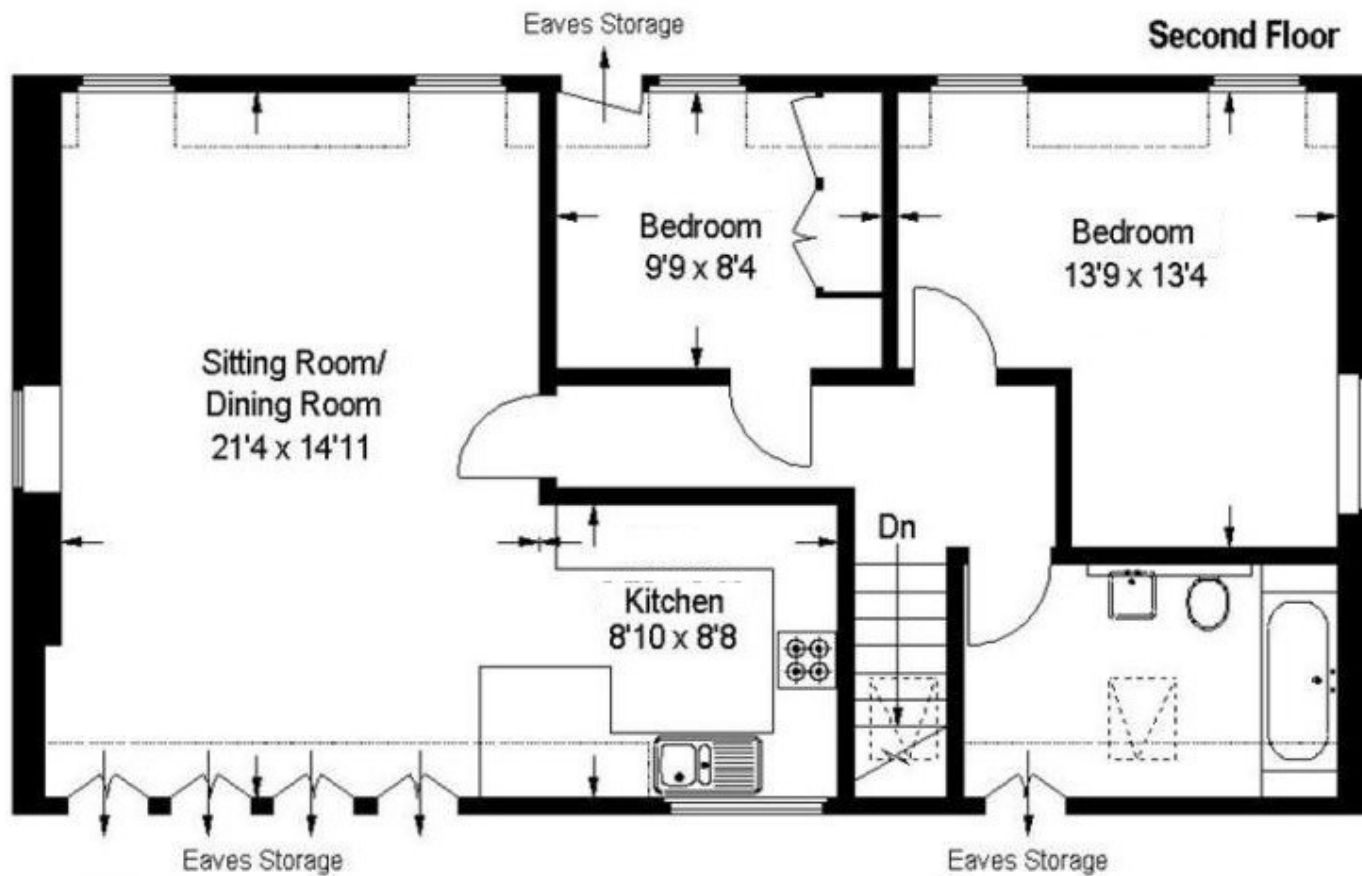
The property is approached via a long gravel driveway leading past the well maintained communal gardens to the front laid to lawn and planted with bushes and trees. The property benefits from one space with additional visitors parking also available.

LOCATION

Summerfield House enjoys a wonderful position tucked away at the end of a gravel driveway within a mile of the centre of Bath - a pleasant stroll along Weston Road and through Royal Victoria Park, the Royal United Hospital and shops both in Weston Village and Chelsea Road. Beautiful walks along the Cotswold Way are close to hand and swift access to the M4 and A4 to Bristol is available without having to cross the city.

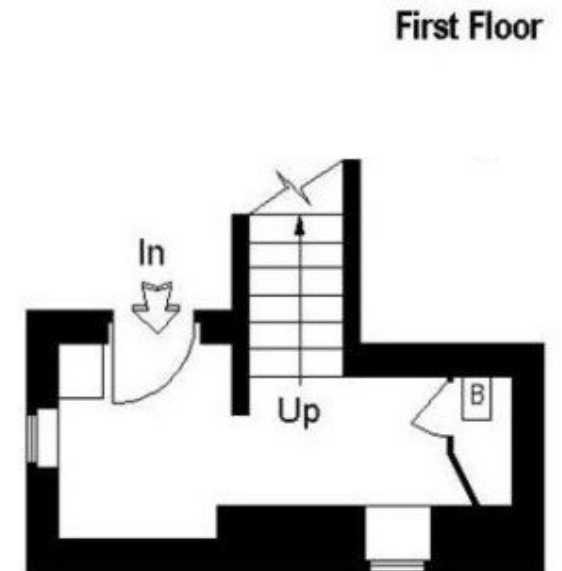






Approximate Gross Internal Area :- 83 sq m / 893 sq ft

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. Area includes internal and external wall thickness



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tenure: Share of freehold with a residue of 999 year lease
Service Charge: £2,700 PA
Council Tax Band: 'D' = £2,196.34

