

whiteley helyar



640 ft²



*2 double
bedrooms*



2 bathrooms

Guide Price £280,000

Flat 38, 2 Philip Street, Bath, BA1 1AU

A two double bedroom, 2 bathroom modern apartment with a large open plan living room/ kitchen in this flagship development in the very heart of the city centre, offering wonderful contemporary living space together with use of the rooftop garden, a bike and bin store. Accessed by stairs or lift, the property is vacant with no onward chain.

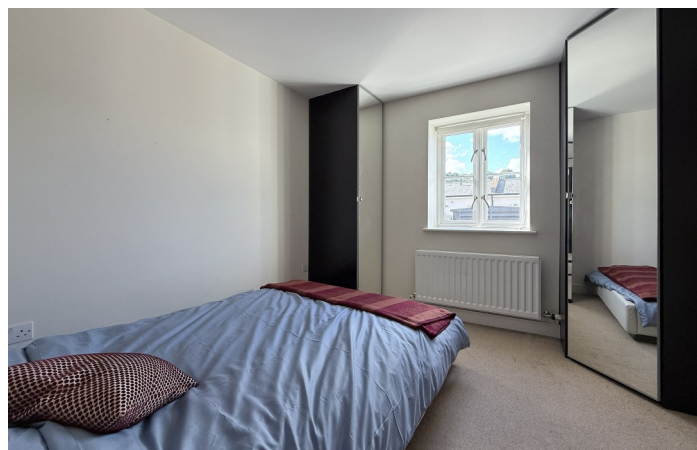
ACCOMMODATION

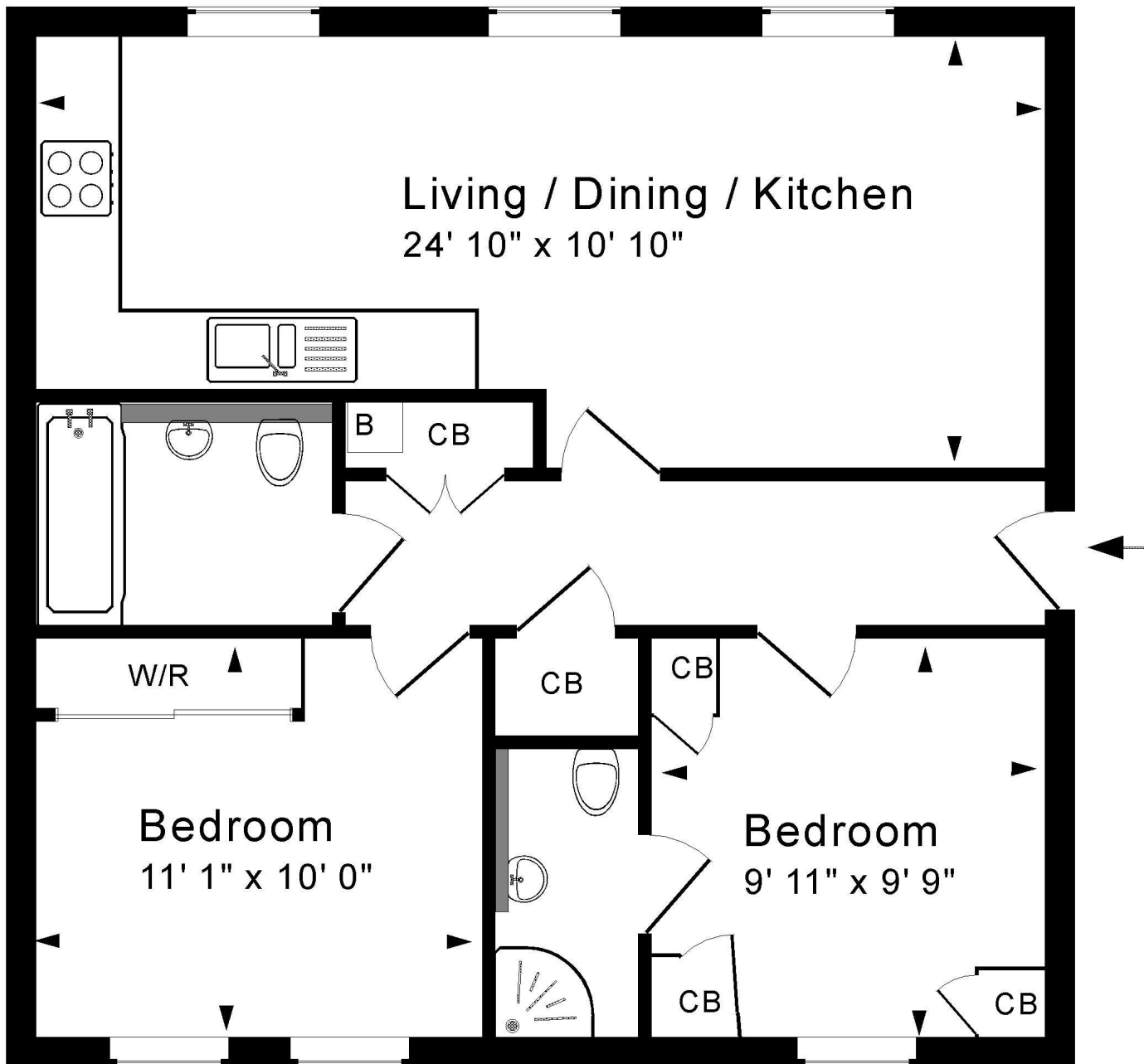
open plan kitchen/living/dining room
main bedroom with en-suite shower room
further double bedroom
bathroom
gas fired heating and double glazing

LOCATION

The flat is in an enviable, highly central position, above the Southgate shopping area, and therefore within a very short and level walk of the wealth of amenities in the city. Bath Spa Railway Station, the Bus Station, the Recreation Rugby Ground, Sports centre and Theatre Royal are all close at hand, as are countless shops and excellent restaurants and cafes.







Approx. Gross Internal Floor Area 640 Sq. Ft. / 60 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

For identification purposes only. Not to scale.

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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Tenure: Leasehold

Length of lease: Residue of 125 years from 2011

Annual service charge: £2,357

Annual Ground Rent: £315

Council tax band: 'C' = £1,968.48

