

whiteley helyar



740 ft²



2 double
bedrooms



2 bathrooms

Guide Price £325,000

Flat 8, 1 New Marchants Passage, Bath, BA1 1AR

One of the larger two double bedroom, 2 bathroom modern apartments with a large open plan living room/kitchen in this highly sought after development in the very heart of the city centre, offering spacious 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

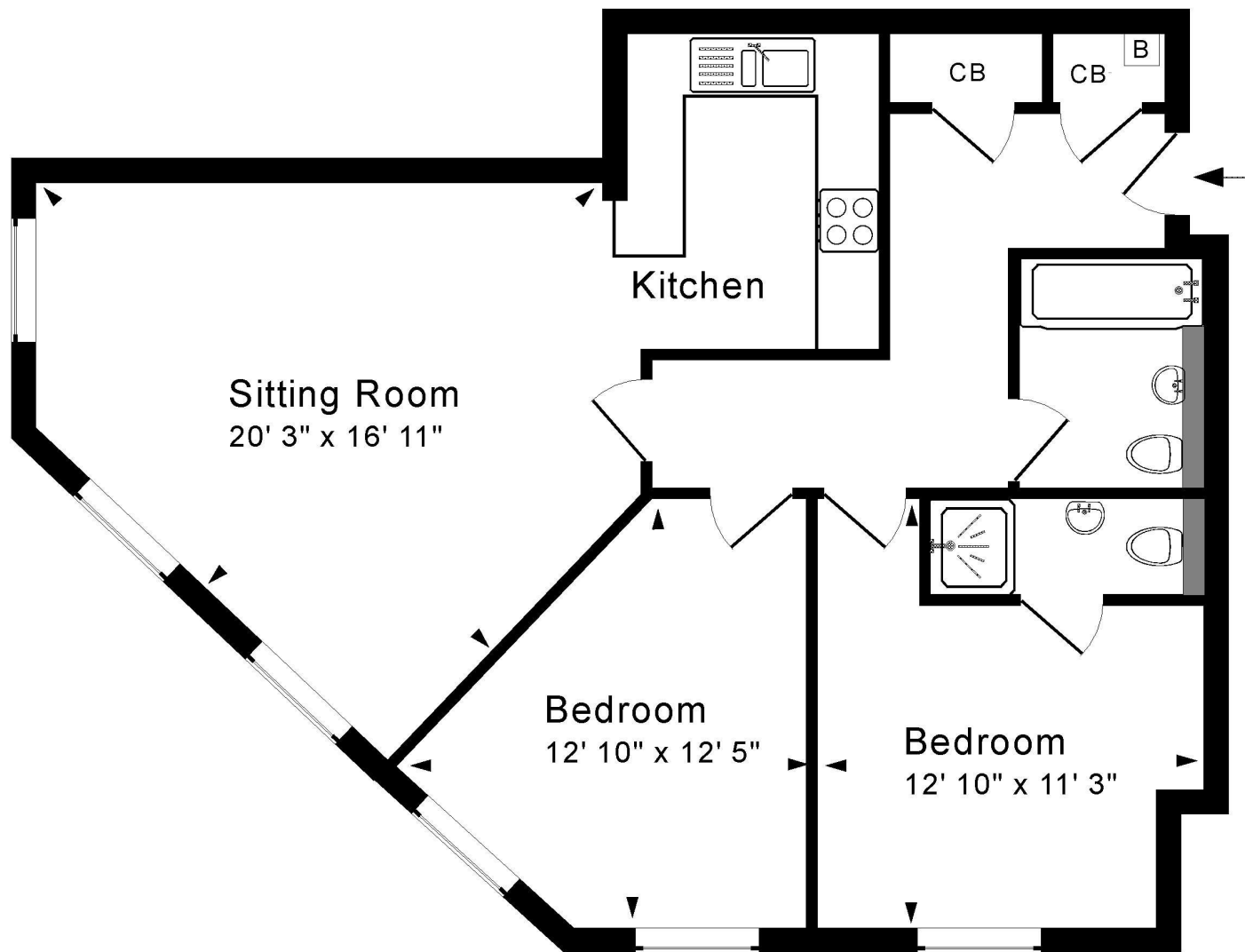
open plan kitchen/living/dining room
main bedroom with en-suite shower room
further double bedroom
bathroom
gas fired heating and double glazing

LOCATION

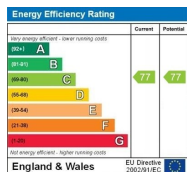
The flat occupies such a central and excellent position, above the Southgate shopping area, and therefore within a very short and level walk of the wealth of amenities in the city. Bath Spa Railway Station, the Bus Station, the Recreation Rugby Ground, Sports centre and Theatre Royal are all close at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







Approx. Gross Internal Floor Area 740 Sq. Ft. / 69 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number: 172-0842
 F8 | New Marchants Passage, Bath, BA1 1AR.



Tenure: Leasehold
Length of lease: Residue of 125 years from 2011
Annual service charge: £2,724
Annual Ground Rent: £315
Council tax band: 'C' = £1,968.48