

whiteley helyar



565 ft²



*2 double
bedrooms*



bathroom

Guide Price

£280,000

Flat 12, 1 New Marchants Passage, Bath, BA1 1AR

A modern two double bedroom apartment in this most central of locations, offered with no onward chain. Located above the vibrant Southgate development, the flat has access to communal outdoor space, along with bicycle and bin stores, all accessed by either lift or stairs.

ACCOMMODATION

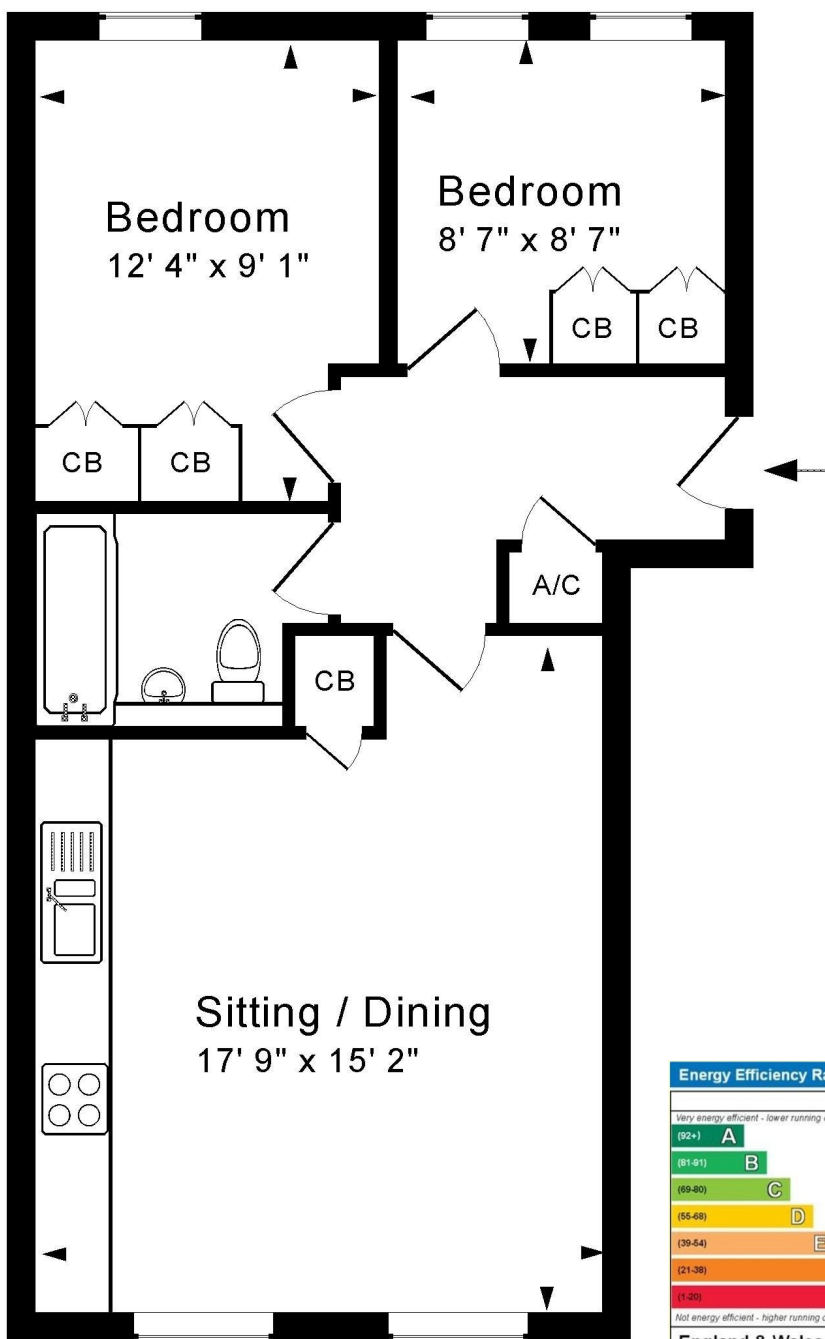
Entrance hall with utility cupboard
Spacious open plan sitting/dining/kitchen
Two double bedrooms
Modern bathroom

LOCATION

The flat occupies 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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	



Approx. Gross Internal Floor Area 565 Sq. Ft. / 53 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025
Drawing Number: 172-0843
F12, 1 Marchants House, New Marchants Passage, Bath, BA1 1AR.

Tenure: Leasehold
Length of lease: Residue of 125 years from 2011
Annual service charge: £2,782
Annual Ground Rent: £315
Council tax band: 'C' 25/26= £1,968.48

