

whiteley helyar



1,005 ft²



3 double
bedrooms



bathroom &
shower



resident's
permit
parking

Guide Price £415,000

Top Floor Flat, 7 Portland Place, Bath. BA1 2RU

A three double bedroom apartment, on the northern fringes of the city centre, with stunning southerly views and no onward chain. On the top floor of a listed Georgian townhouse, both the sitting/dining room and kitchen/breakfast room are to the front of the flat, and enjoy those wonderful roof top views, whilst as well as the bathroom there is a further room with a shower cubicle.

ACCOMMODATION

Entrance hall
Sitting/dining room with fireplace and fabulous city views
Kitchen/breakfast room, again with views
Three double bedrooms
Bathroom
Additional room with shower cubicle

LOCATION

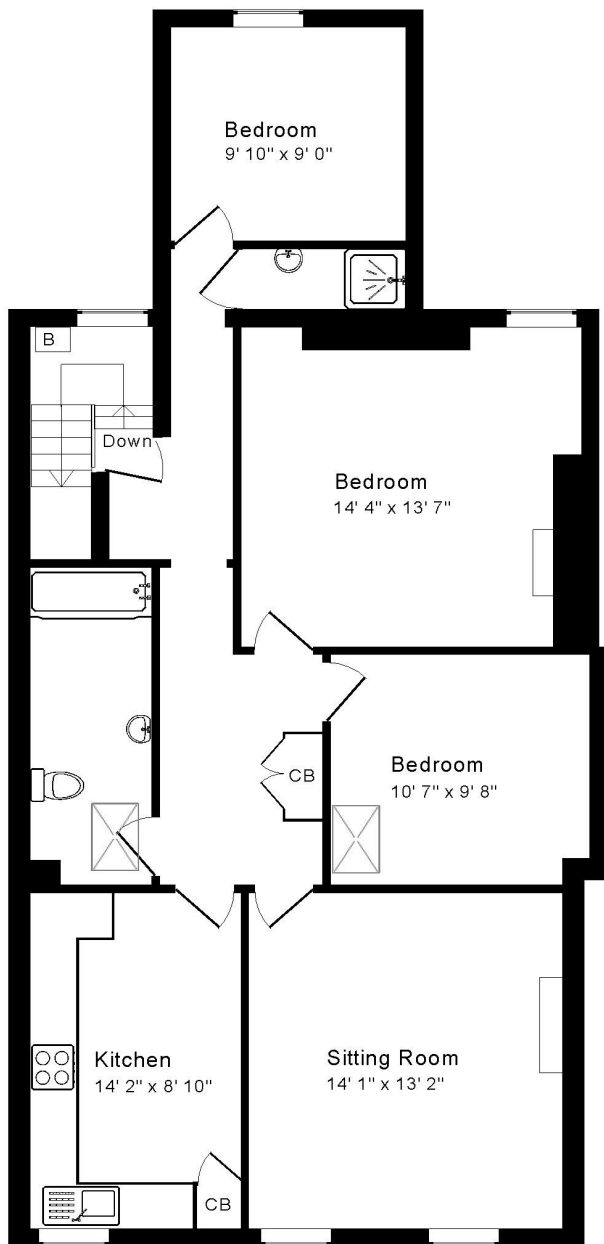
The apartment is well positioned on the lower northern slopes of Bath and just a short walk from Royal Crescent and the Royal Victoria Park (with its Botanical Gardens, extensive children's play areas, café, tennis courts and golf). The shops, galleries and restaurants in Margaret's Buildings and Brock Street are very close by, whilst the numerous amenities in the very centre of Bath are within a quick stroll. Easy access to Junction 18 of the M4 is also available without having to cross the city.







Tenure: Share of freehold
Service charge: £1,500 per year
Council Tax Band: 'D' - £2,214.54



Top Floor

Approx. Gross Internal Floor Area 1,005 Sq. Ft. / 96 Sq. M

Excludes entrance lobby

For identification purposes only. Not to scale.

Copyright Jemesis Ltd 2025

Drawing Number: 172-0851

7 Portland Place, Top floor flat, Bath, BA1 2RU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	