

# whiteley helyar



765 ft<sup>2</sup>



*double  
bedroom*



*shower room*



*residents permit  
available*

Guide Price                      £325,000

Flat 1c, 96 Sydney Place, Bath, BA2 6NE



A charming rear courtyard apartment on the lower floor of an elegant Georgian townhouse in this most impressive Listed terrace, adjacent to parkland and just a short level walk from the very centre of the city.

### ACCOMMODATION

communal and private entrance halls  
en-suite shower room  
separate WC

vaulted double bedroom  
sitting room  
gas fired heating

### LOCATION

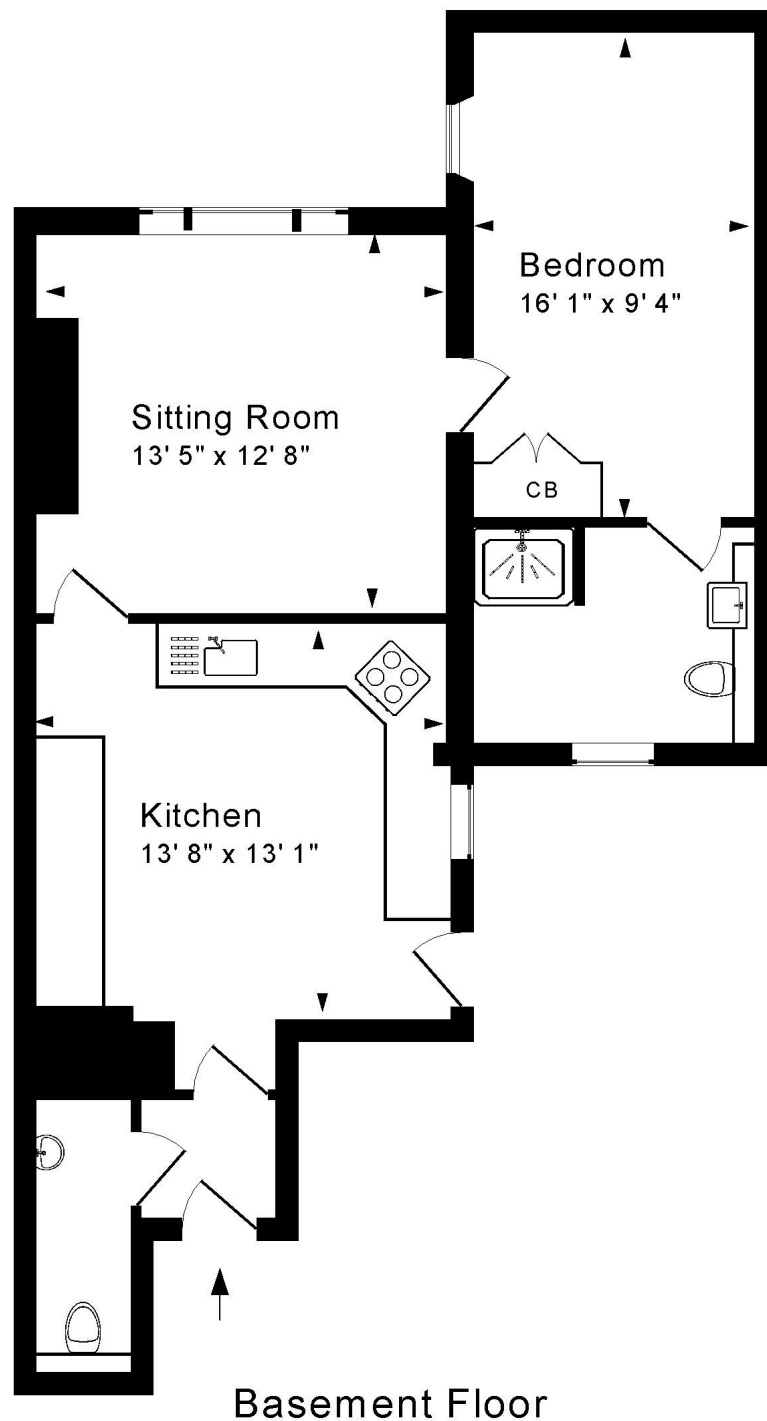
Sydney Place stands proudly at the end of Great Pulteney Street, adjacent to Sydney Gardens and the Holburne Museum. Lovely walks through the Gardens or along the Kennet and Avon towpath are immediately to hand, whilst National Trust open countryside is also nearby - as are the vast array of shops and amenities in the city centre.











Approx. Gross Internal Floor Area 765 Sq. Ft. / 71 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025



**Tenure:** Share of Freehold  
**Service charge:** approximately £80 pcm  
**Council Tax:** 'B' - £1,722.41

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	658	
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

