

whiteley helyar



1,125 ft²



3 bedrooms



bathroom



permit parking

Guide Price £525,000

Flat 3, 2 Edward Street, Bathwick, Bath, BA2 4DU

A bright and spacious second floor apartment offering over 1,100 square feet of versatile accommodation arranged across two beautiful Georgian townhouses in this highly sought after, peaceful and convenient location. This well-presented property retains a number of delightful features such as feature fireplaces, high ceilings, sash windows and is offered for sale with no onward chain.

ACCOMMODATION

communal entrance hall with stained glazed window
entrance hallway

kitchen dining room with feature fireplace
sitting room with feature fireplace

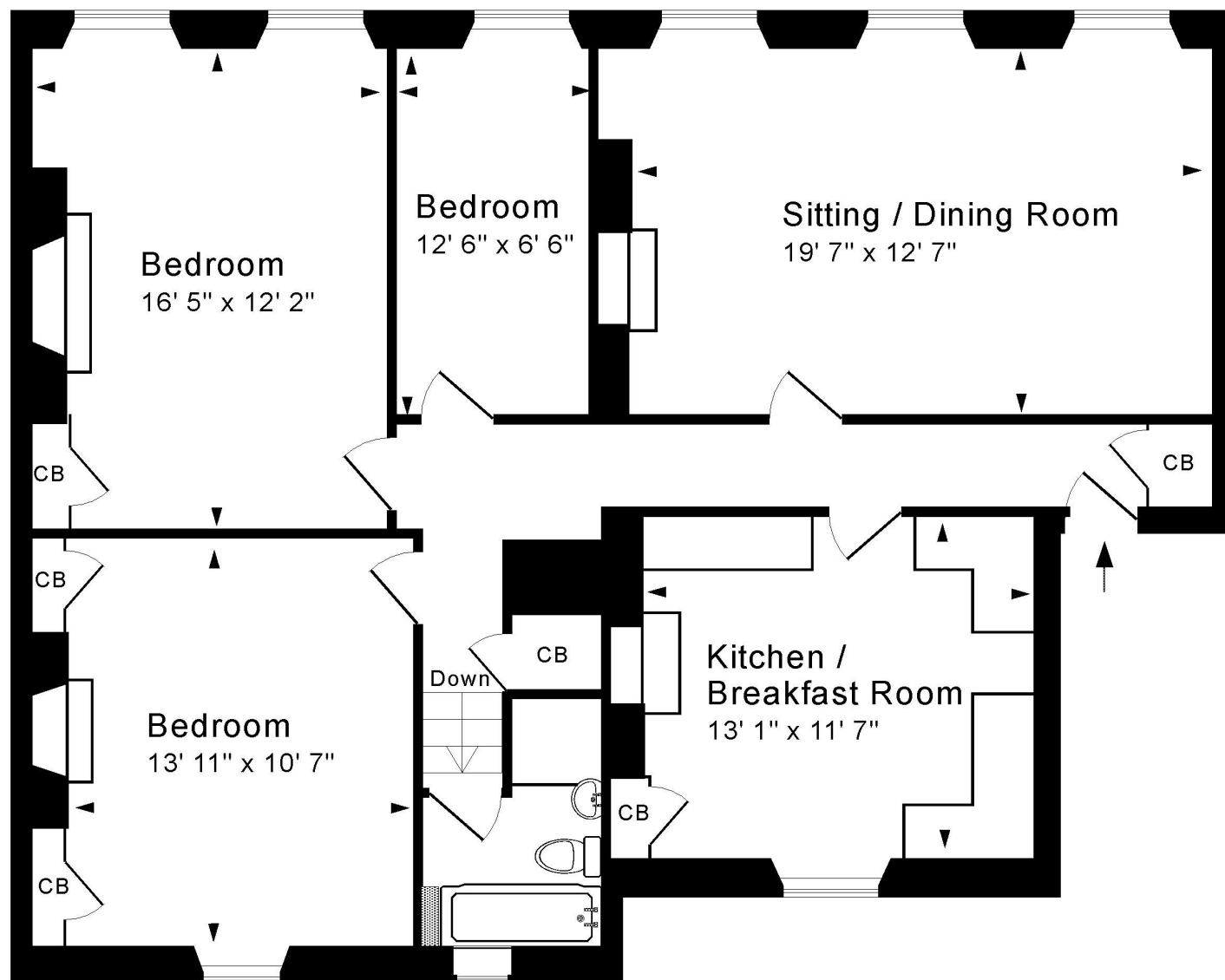
three bedrooms
bathroom

LOCATION

The apartment occupies a tucked away, most convenient and extremely popular position. The countless amenities, shops, Bath Rugby and railway station in the very centre of Bath are just a short level stroll away and wonderful walks are also close at hand – along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens, or across lovely National Trust land. There is easy access onto the Two Tunnels cycle circuit, whilst Bath University, Bath Golf Club and the University are also within a short drive.







Second Floor

Approx. Gross Internal Floor Area 1,125 Sq. Ft. / 105 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

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Drawing Number: 172-0860

Flat 3, 2 Edward Street, Bath, BA2 4DU.

Tenure: Leasehold

Term: 125 years from 25th December 1987
(6,500 to extend lease by 90 years plus costs.)

Service Charge: £1,643.40 PA (25/26)

Ground Rent: £10 PA

Council Tax: 'D' = £2,214.54