



# RESIDE

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Church Street

Rent: £895 pcm

Available: Now



## Features

- Smart and spacious apartment.
- Newly redecorated.
- Superb central location.
- Open plan kitchen / living room.
- Feature fireplace & sash windows.
- Large double bedroom with fitted wardrobe.
- Single bedroom.
- Modern bathroom.
- Council Tax Band C.



## Essential details

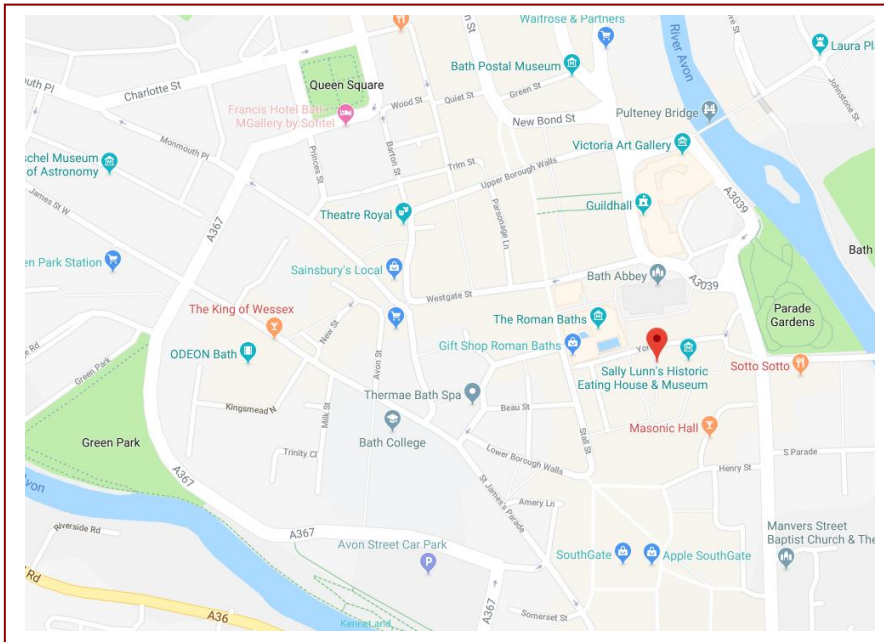
A smart and spacious two bedroom maisonette arranged over the second and third floors of a handsome Grade II Listed Georgian building. Located in an enviable position in the very heart of Bath city centre, the property is just a stone's throw from Bath Abbey.

- 2 bedrooms
- 1 bathroom
- 1 reception room
- Permit parking
- Unfurnished
- Up to 15Mbps broadband speed available\*

 @ResideBath

\*N.B. The broadband speed displayed above is the maximum speed available on [checker.ofcom.org.uk](http://checker.ofcom.org.uk). These may be lower at peak times & can be affected by a range of technical & environmental factors. The speed you receive where you live may be lower than that listed above. Superfast & ultrafast services at your postcode are subject to availability; you can confirm availability with your chosen provider.

## Map



EPC

## Energy Performance Certificate

**Flat 2**  
**2, Church Street**  
**BATH BA1 1NL**

**Dwelling type:** Top-floor maisonette

**Date of assessment:** 11 August 2009

**Date of certificate:** 11 August 2009

**Reference number:** 6211-4725-6430-6549-0006

**Total floor area:** 60 m<sup>2</sup>

**Energy efficiency**  
 based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

Current: 62 (green) Potential: 88 (red)

### Environmental (CO<sub>2</sub>) Rating

Current: 62 (green) Potential: 88 (red)

**Energy efficiency** – higher is better

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental impact** – higher is better

**England & Wales** EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact has the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current           | Potential           |
|--------------------------|-------------------|---------------------|
| Energy use               | 324 kWh per year  | 252 kWh per year    |
| Carbon dioxide emissions | 3 tonnes per year | 2.5 tonnes per year |
| Lighting                 | £52 per year      | £30 per year        |
| Heating                  | £486 per year     | £44 per year        |
| Hot water                | £58 per year      | £55 per year        |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and do not take into account energy maintenance or service charges. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential please see the recommended measures.

Energy Saving Trust  
an independent charity

This EPC and recommendations report will be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 612 or visit [www.energysavingtrust.org.uk/anyhome](http://www.energysavingtrust.org.uk/anyhome)

## Floor plans

**SECOND FLOOR**  
APPROX. 27.7 SQ. METRES (298.0 SQ. FEET)

**THIRD FLOOR**  
APPROX. 29.4 SQ. METRES (317.0 SQ. FEET)

**TOTAL AREA: APPROX. 59.5 SQ. METRES (640.3 SQ. FEET)**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken by Reside Bath Limited for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective Tenant.

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Plan produced using The Mobile Agent.

**FLAT 2, CHURCH STREET, BATH, BA1**

**Please note**

To the best of our knowledge the above information on this Property Brochure is accurate at the time of production. We suggest getting an update from our office and staff before committing to a decision on the property. Reside Bath Ltd acts as agent for the property owner and does not accept direct responsibility for any inaccuracies. The property owner will only accept responsibility for errors in the Property Brochure if the applicant has made it clear that he is relying on this information in proceeding with the agreement and has raised the relevant enquires.