

# whiteley helyar



634 ft<sup>2</sup>



2 double  
bedrooms



bathroom &  
en-suite

Guide Price                      £450,000

Flat 2, Arlington House, Bath Street, Bath, BA1 1QN

A stylish first floor apartment within the very heart of the city centre having been run as a successful holiday let. This bright and spacious property has been finished to a high specification in this beautifully run building and is offered for sale with no onward chain.

### **ACCOMMODATION**

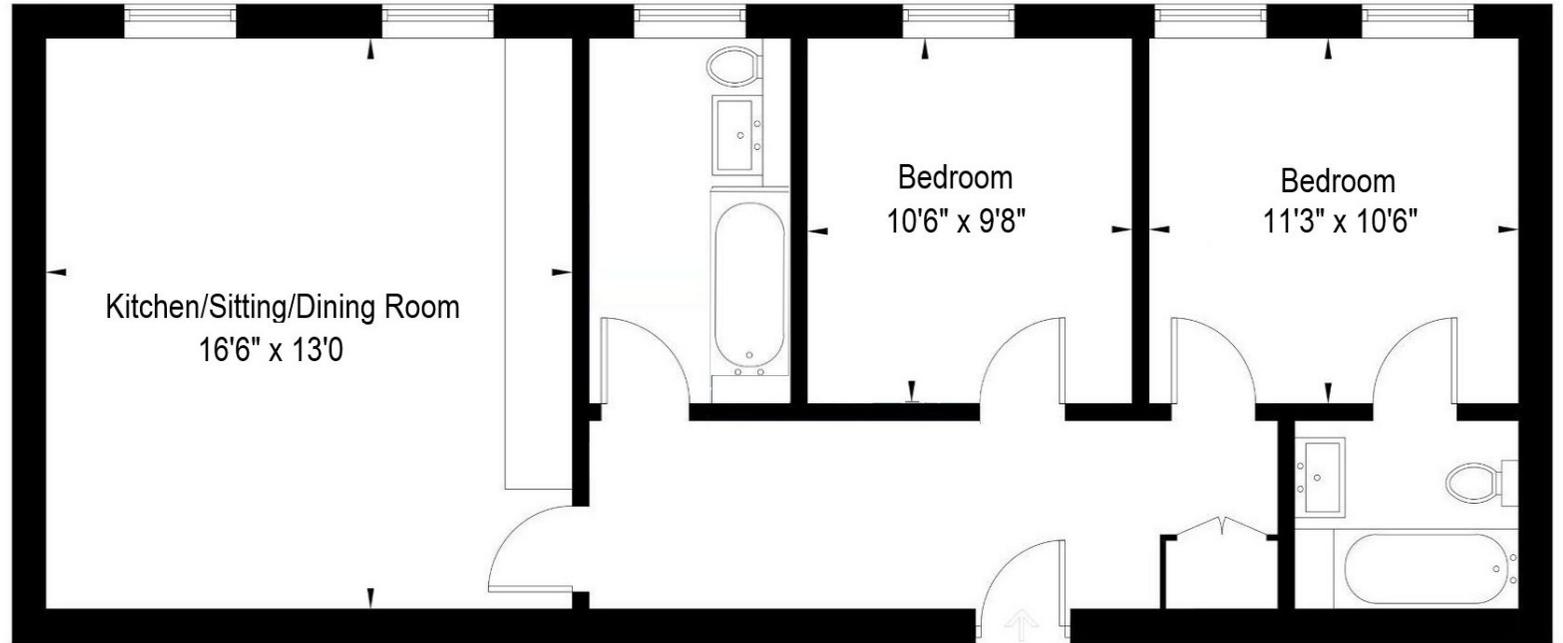
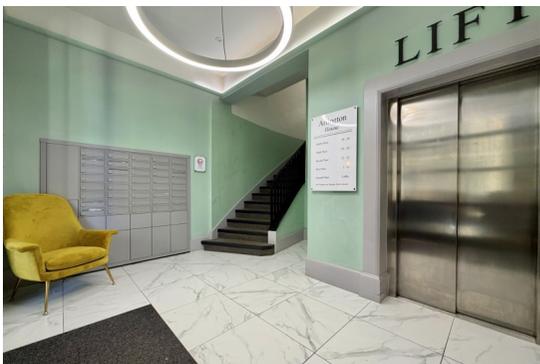
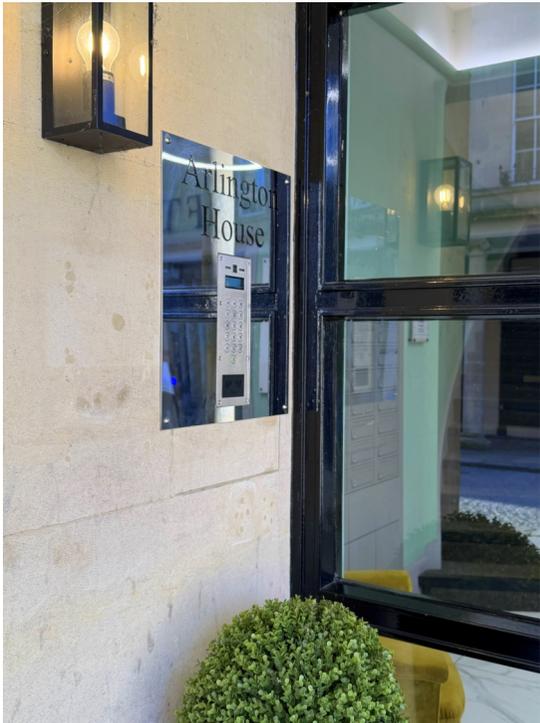
communal entrance hall with lift and secure entry phone system  
entrance hall  
kitchen/living/dining room  
two double bedrooms  
en-suite bathroom  
bathroom

### **LOCATION**

The flat occupies an incredibly central location in the very heart of the city centre with the amenities in the city on your doorstep. Bath Spa Railway Station, Bus Station, Therme Spa, and Theatre Royal are all very close at hand, as are countless shops and excellent restaurants and cafes.







Total Area: 634 sq ft / 58.95 sq m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-69)	D		
(39-54)	E	47	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold - Share of freehold transfer in progress  
**Service Charge:** £1,415.13 six monthly plus £355.51 buildings insurance.  
**Council Tax:** 'D' = £2,325.27