



For Sale Offers Over £260,000

Rochfort Place, Bath BA2 6PB

Beautiful first floor apartment near Henrietta Park in central Bath.

1 Bed | Gas central heating | Attractive period features | Well presented for sale

Phone: 01225 443322 | Email: property@wildandlye.com





Video tour

https://youtu.be/_52njlnIQKM

Parking

Residents can purchase a parking permit for Zone 1

Location

Rochfort Place is a small Georgian terrace along Bathwick Street. Built in the classic style of honey-coloured limestone, the properties reflect the elegant late 18th- and early 19th-century architecture for which Bath is internationally known. This is convenient urban living close to attractive parks and the Kennet & Avon Canal.

Outgoings and maintenance

The apartment is responsible for a 1/3rd share of total building insurance – approx. £630 per year. No fixed monthly Service Charge. Property maintenance and repairs as and when required.

Tenure

Leasehold for 999 years from 24th June 1988

Council Tax

Band B

Arrange a viewing

01225 443322

www.wildandlye.com



First Floor

Floor area 53.7 sq.m. (578 sq.ft.)

Total floor area: 53.7 sq.m. (578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

*A little pinch of
Wild & Lye*

