

whiteley helyar



892 ft²



2 double
bedrooms



bathroom



garage

Guide Price £475,000

2 Kildare, Sydney Road, Bath, BA2 6NR

A bright and spacious two double bedroom first floor apartment with a garage, positioned in this highly sought after location, a short stroll along Great Pulteney Street to the city centre. This charming apartment benefits from a number of delightful features such as high ceilings, sash windows and decorative cornicing and is offered for sale with no onward chain.

ACCOMMODATION

communal entrance hallway and staircase
entrance hall
20ft double aspect sitting dining room

stylish double aspect kitchen
two double bedrooms
attractive remodelled bathroom

EXTERNALLY

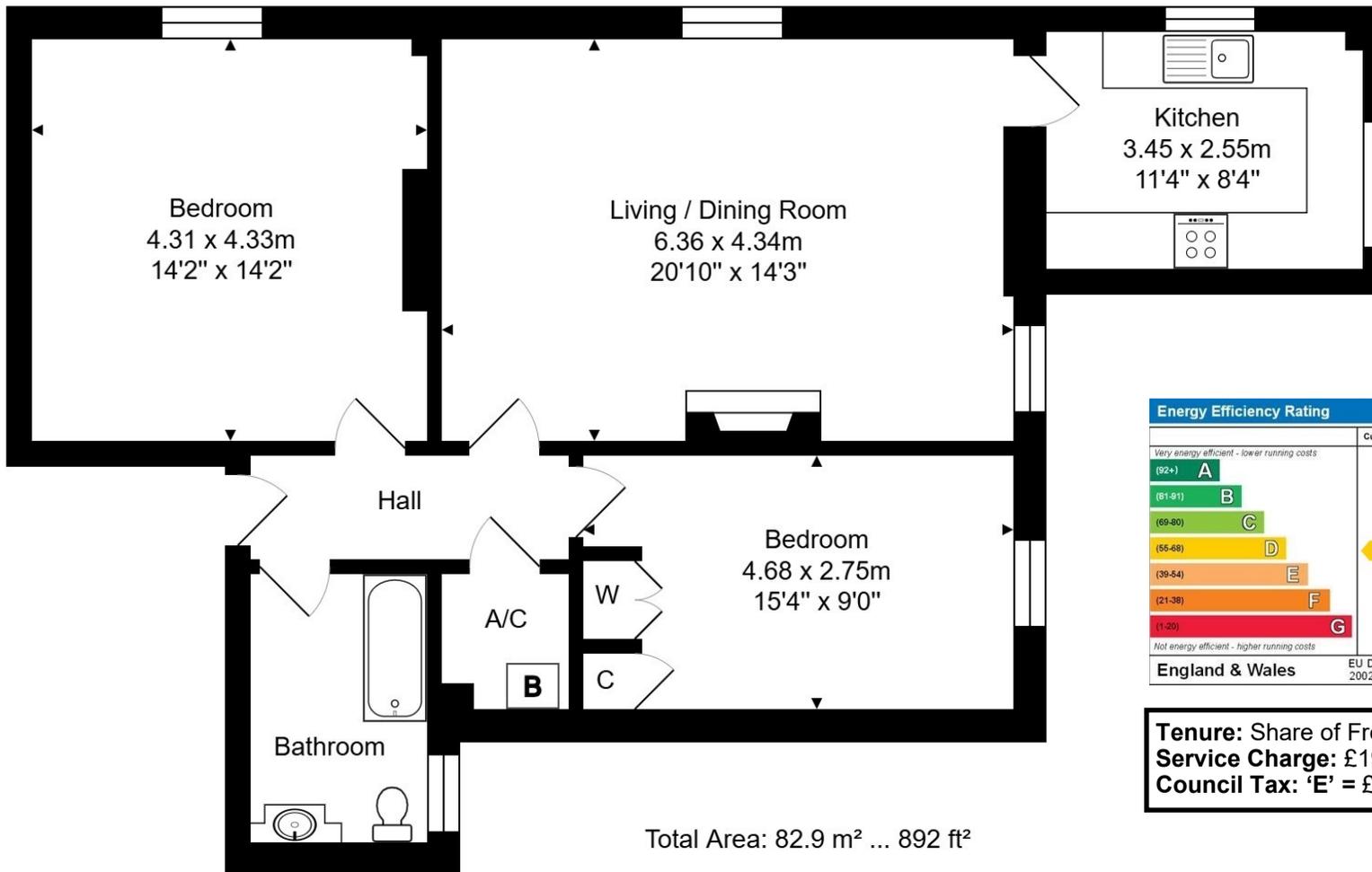
There are beautifully maintained communal gardens planted with an array of flowers shrubs and trees as well as well maintained paths. The property benefits from a single garage in a block set within the gardens and is accessed via a sweeping driveway from Sydney Road.

LOCATION

Kildare enjoys an enviable location, adjacent to Sydney Gardens, the Holburne Museum and the Bath Spa hotel. The city centre - with its railway station, Bath Rugby and countless shops and amenities - is just a short (fairly level!) walkway, whilst lovely strolls along the Kennett and Avon Canal towpath, or through fantastic National Trust land are all close by.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Tenure: Share of Freehold
Service Charge: £198 Pcm plus £100 Pcm to sinking fund
Council Tax: 'E' = £2,842.00

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.

