

whiteley helyar



783 ft²



double bedroom



shower room



*residents
permit
available*

Guide Price £425,000

Ground Floor Flat (Number 3), 2 Russell Street, Bath, BA1 2QF

DESCRIPTION

A particularly elegant and spacious ground floor apartment with a magnificent living room and triple window, delightfully situated in this most sought after road in the centre of the city. Beautifully refurbished to a very high standard, this stylish property benefits from light and airy accommodation with many fine and original period features.

ACCOMMODATION

double bedroom

20'9 x 18'1 sitting room/dining room

gas fired heating

lovely period features

shower room

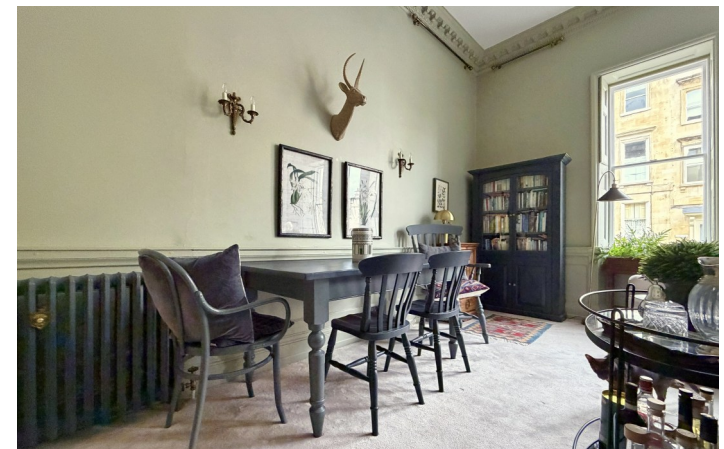
kitchen

residents parking permit available (central zone)

LOCATION

The apartment occupies a wonderful and highly convenient position just above the Assembly Rooms. It is close to Royal Victoria Park (with its Botanical Gardens, extensive children's play areas, café, tennis courts and golf), whilst the numerous shops, galleries, restaurants and amenities in Margaret's Buildings, Brock Street and the very heart of Bath are all within a very short walk.



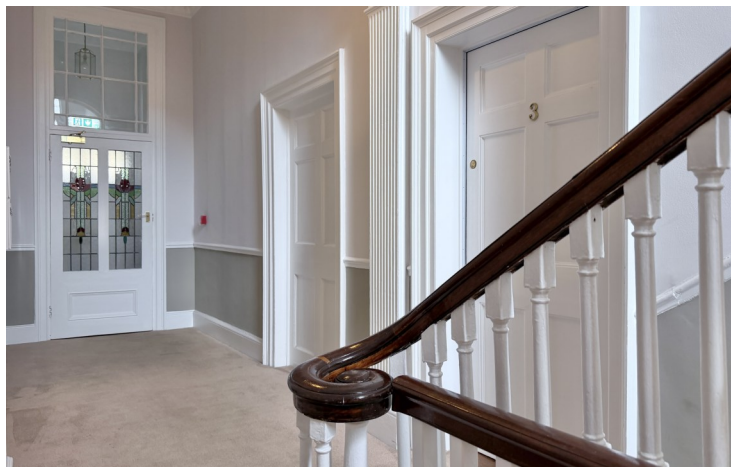
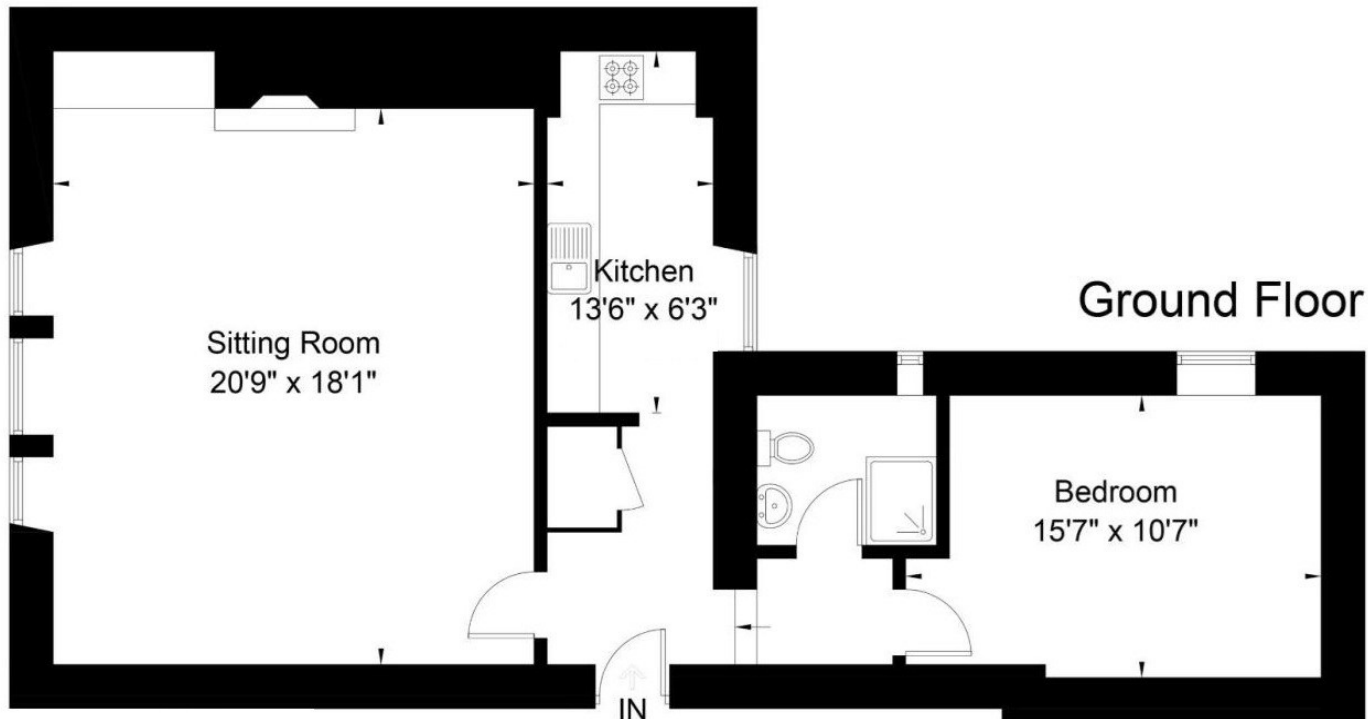


Approximate Gross Internal Area = 72.8 sq m / 783 sq ft

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.

Area includes internal and external wall thickness



Tenure: Leasehold 999 years from 1999
Ground Rent: £20 pa
Service Charge 2024/2025 : £2,695.20
Council Tax Band: '2026/27- D' - £2,325.27



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	75	57
England & Wales		EU Directive 2002/91/EC