whiteley helyar



926 ft²
excluding the garage & store

3 bedrooms

bathrooms &
cloakroom

large garage

Guide Price £575,000

Flat 11, Abbey Court, Edward Street, Bathwick, Bath, BA2 4DX

A spacious purpose built penthouse apartment (served by a lift) in a highly sought after, peaceful and convenient central location with a large garage. The property has been newly refurbished to a good standard and enjoys wonderful widespread and far-reaching views, across the adjacent Recreation Ground, croquet lawn and tennis courts, round from Widcombe, across the city, to Bath Abbey and to the hills beyond.



ACCOMMODATION

- 3 bedrooms
- shower room and separate WC
- double aspect living room
- kitchen/breakfast room
- excellent garage
- store areas (shared with neighbours)
- double glazing
- modern electric heating

EXTERNALLY

Small area of communal outdoor space.

LOCATION

The apartment occupies a tucked away, most convenient and extremely popular position. The countless amenities, shops, Bath Rugby and railway station in the very centre of Bath are just a short level stroll away and wonderful walks are also close at hand - along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens, or across National Trust land. There is easy access onto the Two Tunnels cycle circuit, whilst Bath University, Bath Golf Club and the University are also within a short drive.



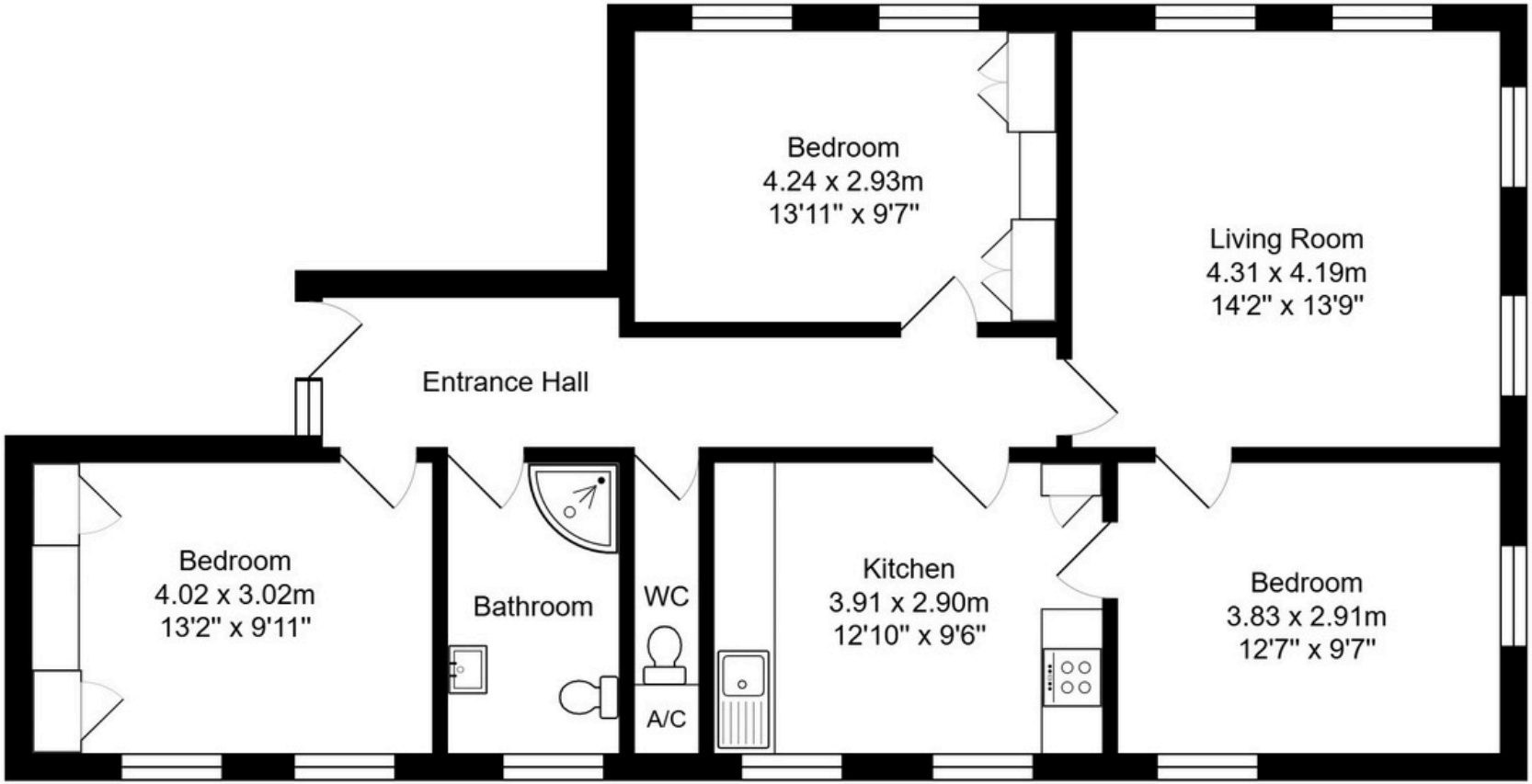








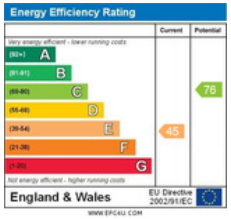

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Total Area: 86.1 m² ... 926 ft²

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.





Tenure - Leasehold 999 years from 1964
Ground rent - £12.60 per annum
Service Charge (26/27) - £2,106 per annum
Council Tax - 'E' £2,842.00 (26/27)

