

whiteley helyar



425 ft²



*double
bedroom*



shower room



*resident's permit
parking*

Guide Price £220,000

Flat 4, 3 Long Acre, Bath, BA1 5NL

A beautifully presented top floor apartment, just a stroll from the city centre, with communal garden and no onward chain. Forming part of a Georgian terraced house, the flat offers modern open plan living in a superb location.

ACCOMMODATION

Entrance lobby

Open plan kitchen/reception room with integrated appliances and built-in storage

Double bedroom

Modern shower room

EXTERNALLY

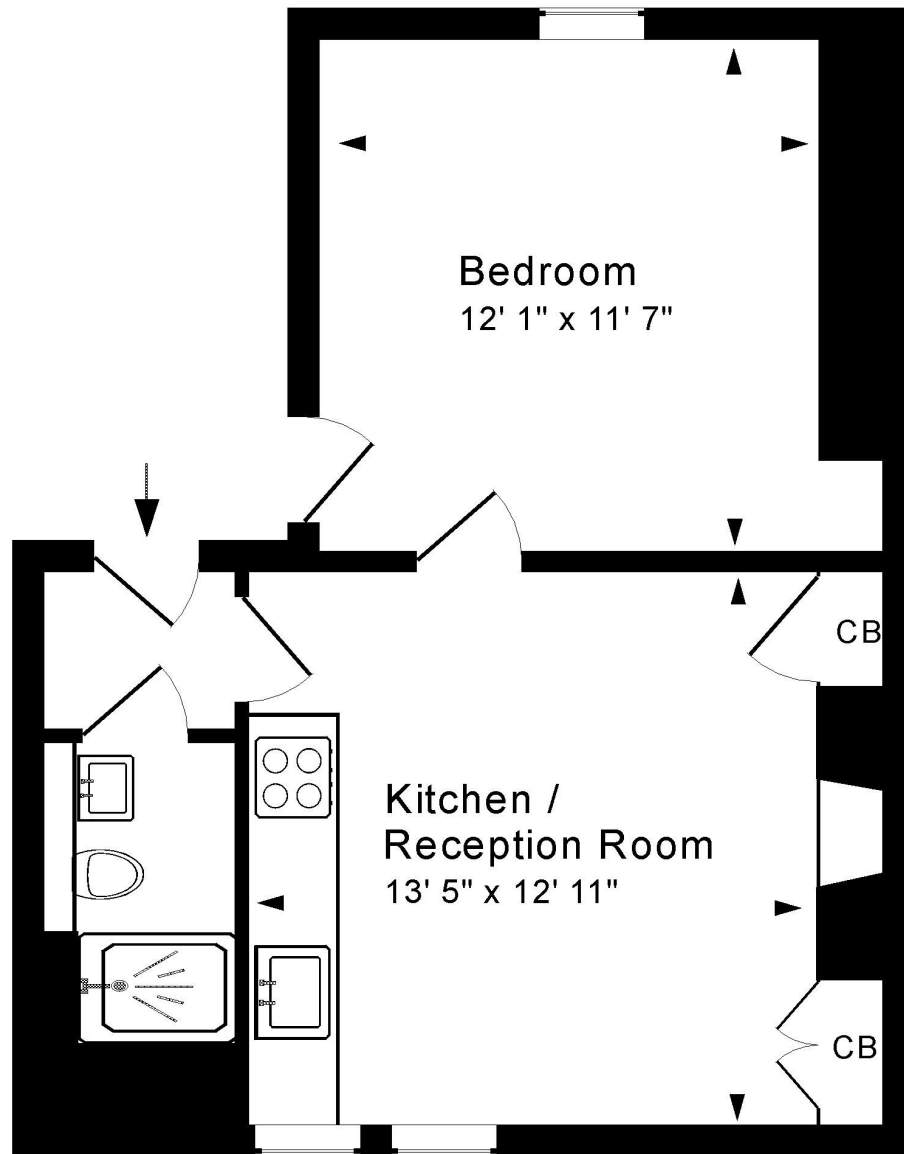
To the rear of the building, a coded gate allows access to the communal garden. This area is brick paved, with flowerbeds and a very useful, covered bike rack. There is also a bin/recycling storeroom, again accessed by a door with combination lock.

LOCATION

Long Acre occupies a most convenient position, at the city centre end of London Road. The countless amenities in the very centre of the city are just a short, almost level stroll away, whilst Hedgemoor Park is very close by, as are the various shops on Walcot Street. Swift access to the M4 is available without having to cross the city, whilst Bath Spa railway station is within easy walking distance.







Third Floor

Approx. Gross Internal Floor Area 425 Sq. Ft. / 39 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

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Drawing Number:172-0910

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Tenure: Leasehold - 314 years from 01/01/2014

Ground rent - £150 per annum

Service charge: £1690 per annum

Council tax band - 'A' £1550.18 (26/27)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

