

whiteley helyar



720 ft²



2 double
bedrooms



bathroom
& en-suite

Guide Price £475,000

Flat 19, Arlington House, Bath Street, Bath, BA1 1QN

A beautiful two double bedroom, two bathroom, period conversion apartment, accessible by lift, offering staggering views of the Abbey and Pump Rooms. Right in the very heart of the city centre, this wonderfully modern home would make an ideal 'lock up and leave' or investment, in such an incredible location.

ACCOMMODATION

Entrance hall

Open plan kitchen/reception room with stunning views of the Abbey

Double bedroom, again with fabulous views, and en-suite bathroom

Further double bedroom

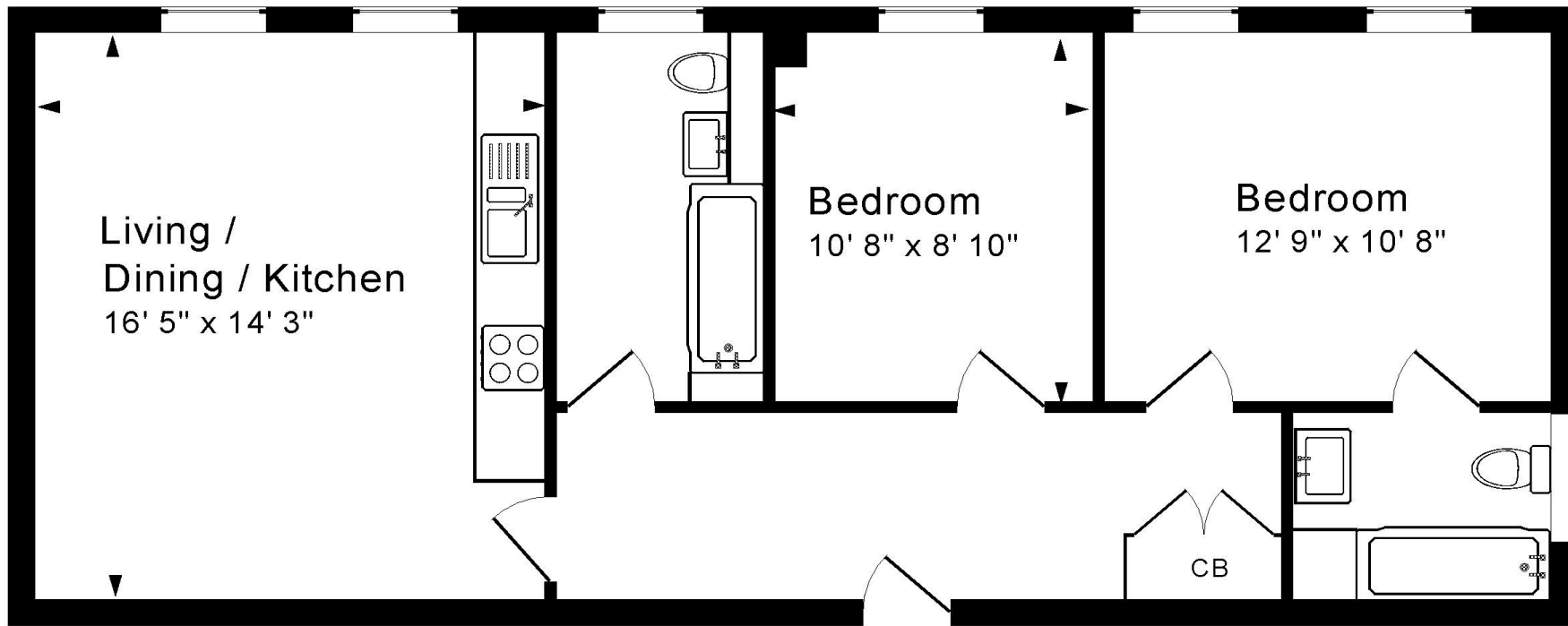
Bathroom

LOCATION

The apartment occupies an incredibly sought after and convenient location right in the centre of the city, with Bath's countless amenities literally on your doorstep. Bath Spa Railway Station, Bus Station, Thermae Spa, Bath Rugby and the Theatre Royal are all very close at hand, as are numerous shops, parks and excellent restaurants and cafes.







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

Tenure: Leasehold

135 years from
24/6/2022

Ground Rent :

Peppercorn

Service Charge:

£1,174.42 pa

Council Tax:

'D' = £2,325.27 (26/27)

Second Floor

Approx. Gross Internal Floor Area 720 Sq. Ft. / 67 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

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Drawing Number: 172-0920

19 Arlington House, Bath Street, Bath, BA1 1QN.

