whiteley helyar

675 ft²

2 bedrooms

bathroom

permit parking available

Guide Price £400,000

First Floor Flat, 4 St. James's Square, Bath, BA1 2TR

A spacious apartment on the first floor of an elegant Listed Georgian Town House in this highly popular location on the edge of the city centre, with a balcony and fine views to both front and rear.

ACCOMMODATION

2 bedrooms
living room
electric heating
residents' parking permits available
bathroom
kitchen
balcony overlooking the park

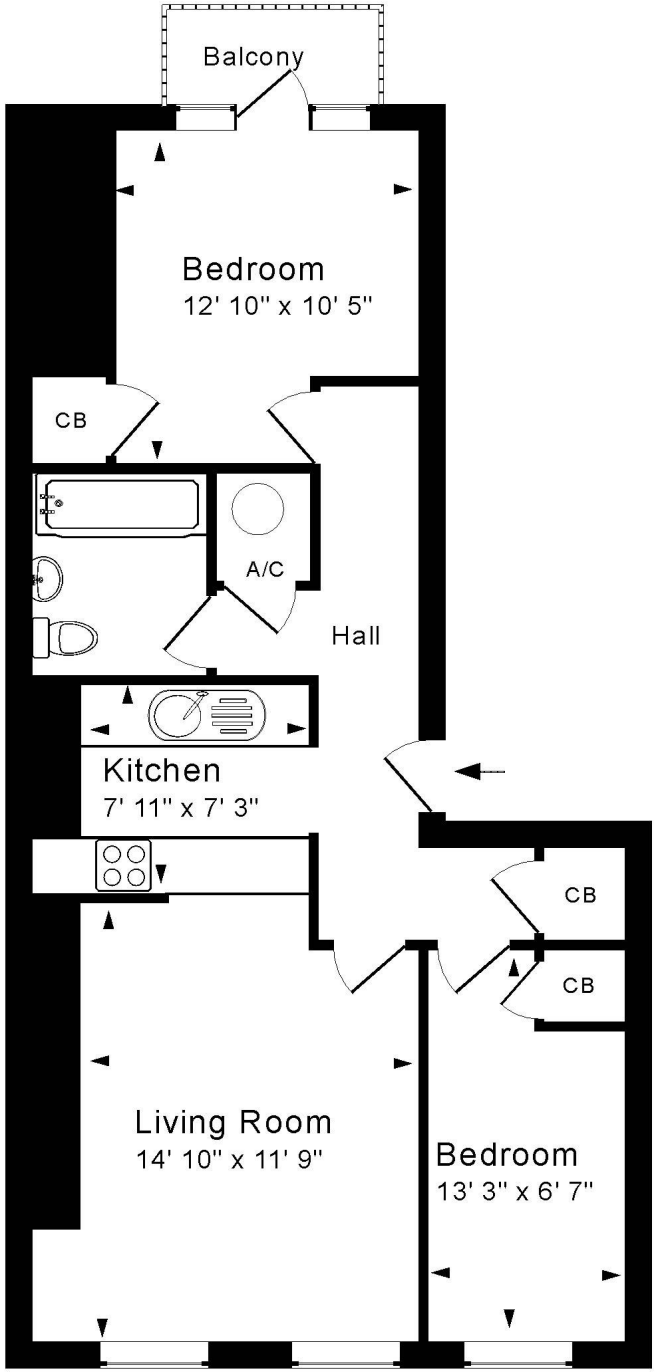
EXTERNALLY

Unusually, the apartment benefits from a small, private West facing balcony – a lovely place to sit out and enjoy the sunshine and the fabulous aspect. In front of the property, in the centre of the square, are the pretty, private gardens for the exclusive use of the residents - with railings and secured gated access. Parking is 'on street' with residents' permits (zone 7).

LOCATION

Beautifully positioned on the West (Park) side of this most sought after square of 45 houses by notable Bath architect John Palmer, the apartment enjoys super views both across the adjacent High Common parkland to the rear and also in front, across the square and the beautifully maintained gardens. It occupies a highly select and most convenient position, being just a very short walk into the heart of the city and next to Royal Victoria Park (with its fabulous grounds, Botanical Gardens, crazy golf, tennis courts and extensive children's play area). In additional to the countless shops and amenities in the middle of Bath, the deli, greengrocer, chemist and newsagent in the square are also very close to hand, whilst swift access to the M4 is available without having to cross the city.

CONCISE
WORLD
ATLAS



First Floor

Approx. Gross Internal Floor Area 675 Sq. Ft. / 63 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

For identification purposes only. Not to scale.

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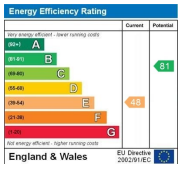

Tenure: Share of Freehold
Management Charge: £1,800 pa
Council Tax: 'D' - £2,107.05 pa