

whiteley helyar



445 ft²



*studio room with
separate kitchen*



shower room



*residents permits
available*

Guide Price £215,000

Flat 1a, 96 Sydney Place, Bath, BA2 6NE

A charming and spacious courtyard apartment on the lower floor of an elegant Georgian townhouse in this most impressive Listed terrace, adjacent to parkland and just a short level walk from the very centre of the city.

ACCOMMODATION

communal and private entrance halls
shower room
gas fired heating

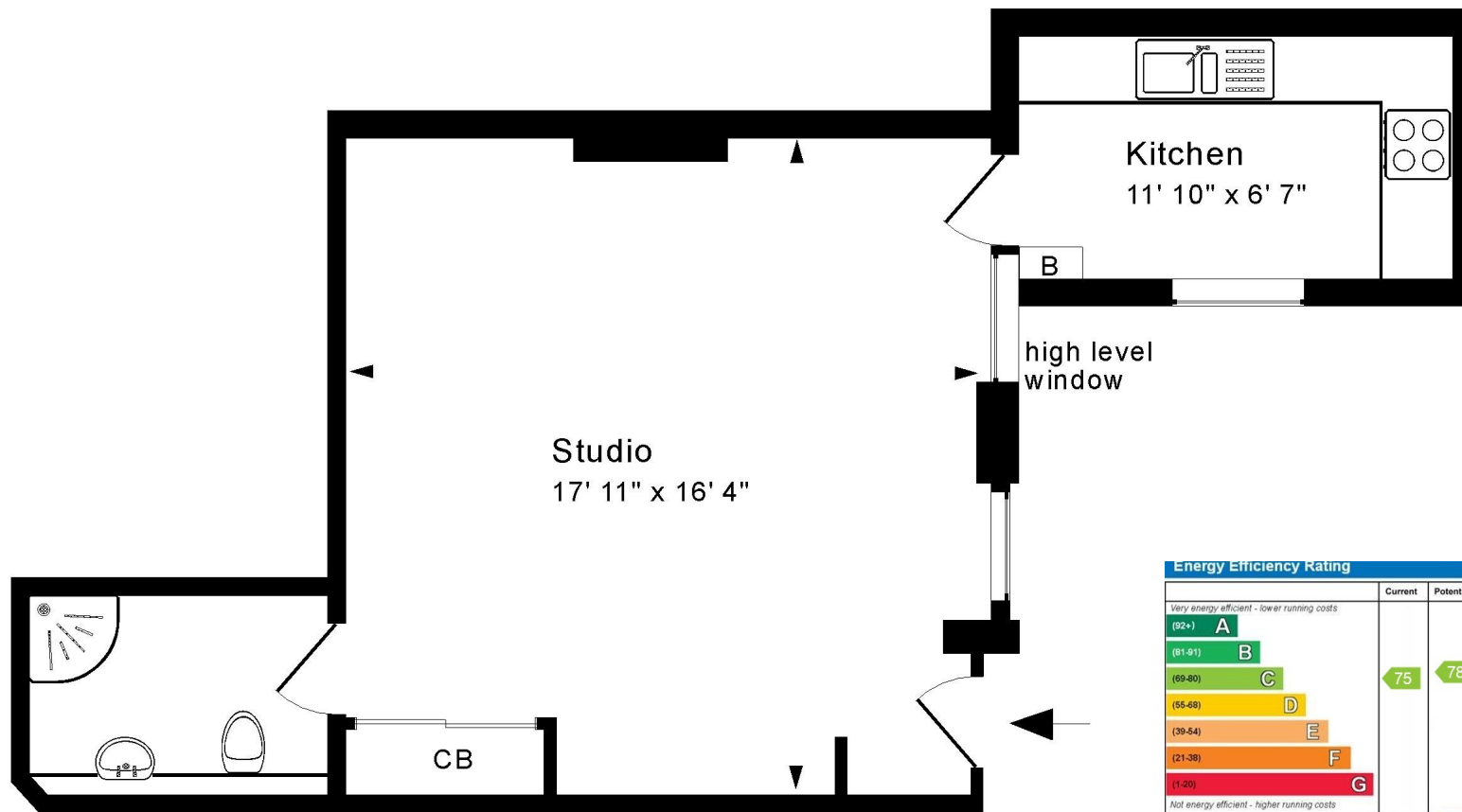
large bedroom/living room
separate kitchen

LOCATION

Sydney Place stands proudly at the end of Great Pulteney Street, adjacent to Sydney Gardens and the Holburne Museum. Lovely walks through the Gardens or along the Kennet and Avon towpath are immediately to hand, whilst National Trust open countryside is also nearby - as are the vast array of shops and amenities in the city centre.







Basement Level

Approx. Gross Internal Floor Area 445 Sq. Ft. / 41 Sq. M

For identification purposes only. Not to scale.

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Drawing Number:172-0900

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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: Share of Freehold
Service charge: approximately £80 pcm
Council Tax: B £1,808.54 (26/27)