

# whiteley helyar



758 ft<sup>2</sup>



2 bedrooms



bathroom



driveway  
parking

Guide Price                      £375,000

First Floor Flat, 42 Bloomfield Park, Bath, BA2 2BX

A beautifully presented apartment on the first floor of an impressive Victorian house in this sought after residential road. With off street parking This bright and spacious flat offers over 700 square feet of versatile accommodation and benefits from a number of delightful features such as bay windows, feature fireplaces and high ceilings. Chain free.

### **ACCOMMODATION**

communal hall  
entrance hall  
sitting room  
two bedrooms  
attractive fitted kitchen  
bathroom

### **LOCATION**

Number 42 Bloomfield Park occupies a really great position in this extremely convenient and popular road. It is close to many excellent schools, Baskervilles Gym, a number of parks, the Two Tunnels Cycle Path and the wide range of shops and amenities both on Bear Flat and in Moorland Road. The house is also well served by a frequent bus service to Bath Spa Railway Station and the countless facilities in the city centre - just over a mile away.





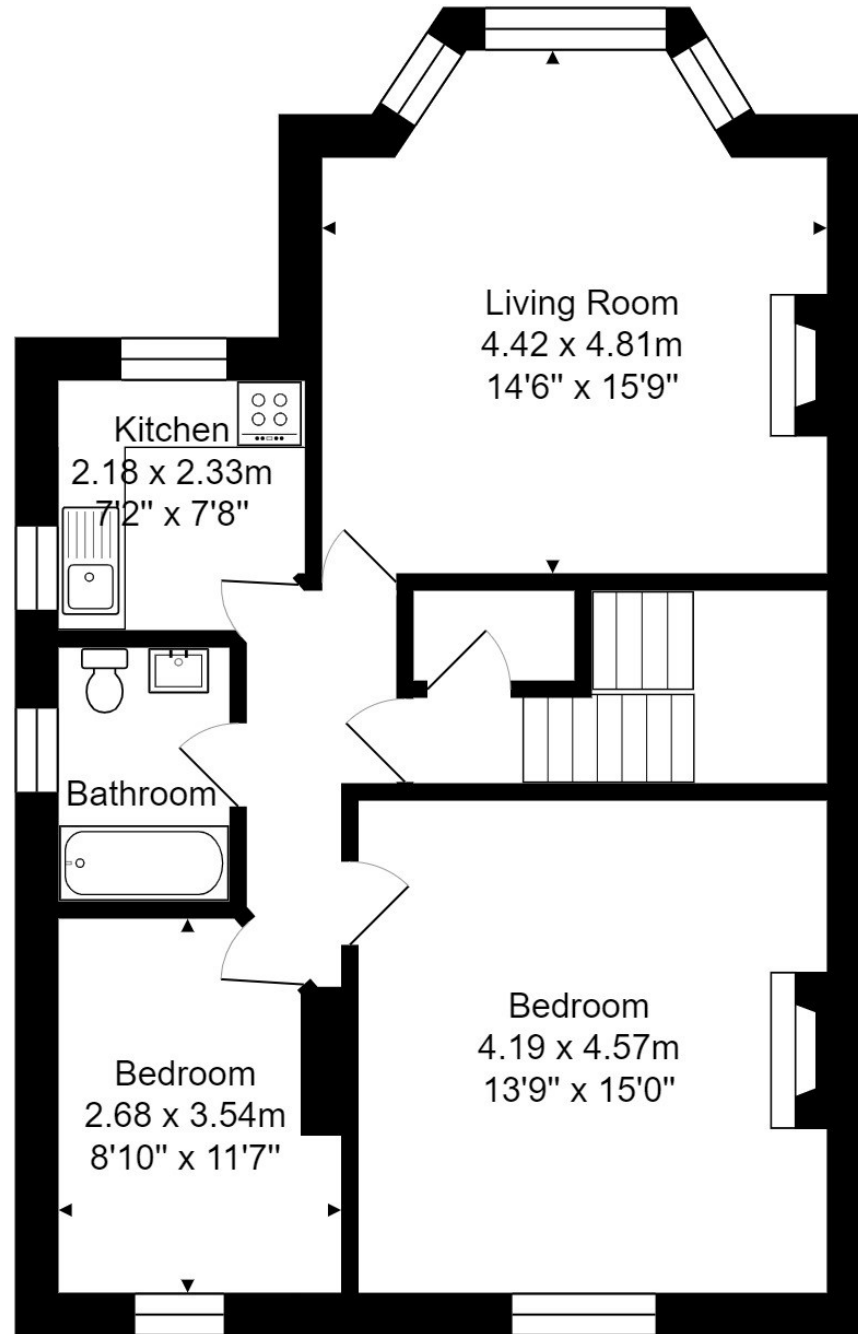
6 Princes Buildings, Bath, BA1 2ED

[www.whiteleyhelyar.co.uk](http://www.whiteleyhelyar.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor  
Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>

**Tenure: Share of freehold**  
**Service Charge £45.00 pcm**  
**Council Tax: B = £1,808.54 (2026/27)**