whiteley helyar



955 ft²

3 bedrooms

shower room

2 underground parking spaces & parking to front

Guide Price £425,000

Flat 4, Glencairn Court, Pulteney Road, Bath, BA2 4HB

A versatile and well-presented three bedroom ground floor apartment with underground parking and a balcony within level walking distance of the city centre. Chain free.

ACCOMMODATION

- communal entrance hall
- entrance hall
- 20ft sitting dining room with balcony
- kitchen
- three double bedrooms
- remodelled shower room

EXTERNALLY

There are well maintained communal gardens to the rear of the building laid to lawn and planted with trees and bushes. To the front is a spacious carpark again enclosed by bushes and trees with two additional private car parking spaces (in tandem) in the underground car park.

LOCATION

The apartment occupies a most convenient position. The countless amenities, shops, Bath Rugby and railway station in the very centre of Bath are just a short level stroll away and wonderful walks are also close at hand - along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens, or across National Trust land. There is easy access onto the Two Tunnels cycle circuit, whilst Bath University, Bath Golf Club and the University are also within a short drive.















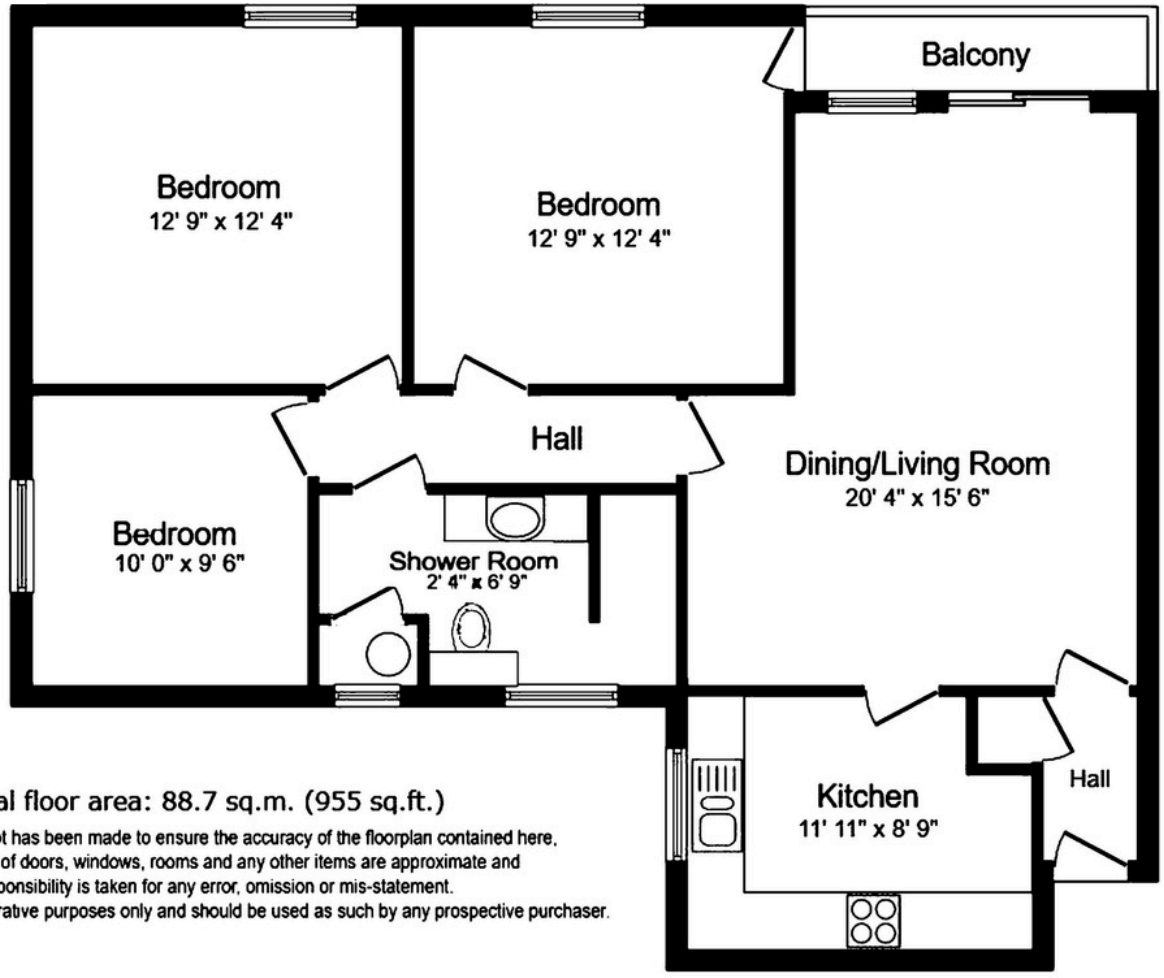


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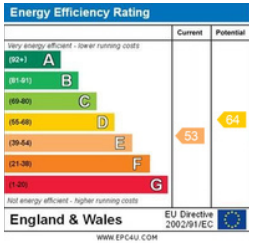






Total floor area: 88.7 sq.m. (955 sq.ft.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



Tenure:- Leasehold
Lease length: residue of a 999 year lease
Ground rent:- £10.50PA
Service Charge - £1,304.66 (31st July 2026 - 31st December 2026) payable twice yearly
Council Tax: 'D' - £ 2,325.27 (2026/27)