

whiteley helyar



765 ft²



1 bedroom



1 bathroom



garage &
visitor parking

Guide Price £425,000

14 Clan House, Sydney Road, Bath, BA2 6NS

A well presented and spacious ground floor 1 bedroom apartment with a balcony in this most select development, enjoying fabulous widespread views across the beautifully tended gardens and towards the city centre beyond.

ACCOMMODATION

double bedroom
large living room
kitchen
gas fired heating
garage

shower room
dining area
balcony
double glazing
additional visitor parking

EXTERNALLY

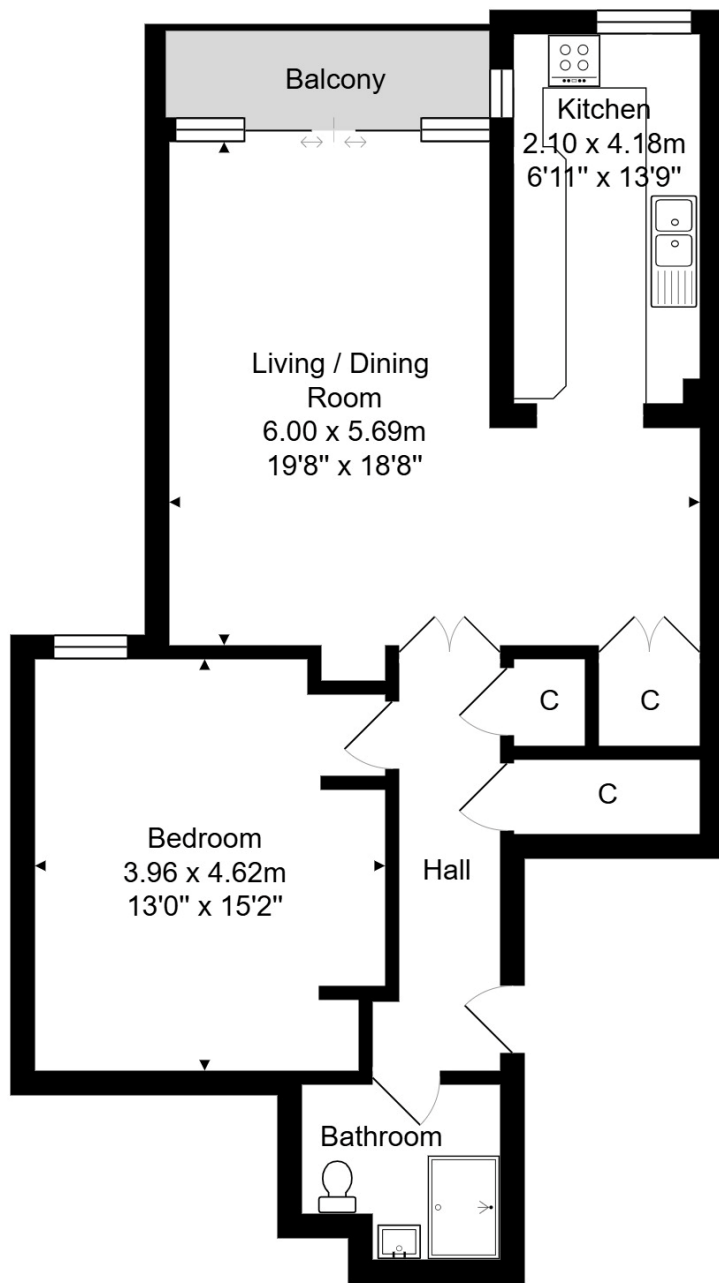
The apartment stands in delightful and extensive communal, park-like gardens. They are beautifully tended and mostly laid to lawn with various mature shrubs, bushes, trees and hedging. A balcony (with a lovely outlook) leads off the living room, there is a single garage together with a number of visitor parking spaces and a refuse/recycling room.

LOCATION

Clan House enjoys an enviable location, adjacent to the Bath Spa Hotel and Sydney Gardens. The city centre - with its railway station, Bath Rugby and countless shops and amenities - is just a short (fairly level!) walk away, whilst lovely strolls around Henrietta and Sydney Gardens, along the Kennett and Avon Canal towpath, or through fantastic National Trust Woodland and fields are all close at hand.







Total Area: 71.1 m² ... 765 ft² (excluding balcony)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Share of freehold
 Length of lease: 999 years from 1974
 Annual service charge: £870 per 1/4
 Council tax band: 'D' £2,325.27 (2026/2027)



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.