

# whiteley helyar



650 ft<sup>2</sup>



1 bedroom



bathroom



residents  
permit  
available

Guide Price                      £350,000

Flat 1B, 102 Sydney Place, Bath, BA2 6NE

A wonderful one bedroom courtyard apartment on the lower floor of a period townhouse in this most impressive of Georgian terraces, overlooking parkland and a level walk from the city centre. Beautifully presented, both the reception room and vaulted kitchen/dining room open onto the private courtyard, whilst the bedroom and modern shower room have windows looking over a central open space.

## ACCOMMODATION

entrance hall  
sitting room with feature fireplace and glazed double doors to courtyard

vaulted kitchen with dining area and glazed double doors to courtyard  
'jack & jill' shower room  
double bedroom with fitted wardrobes

## EXTERNALLY

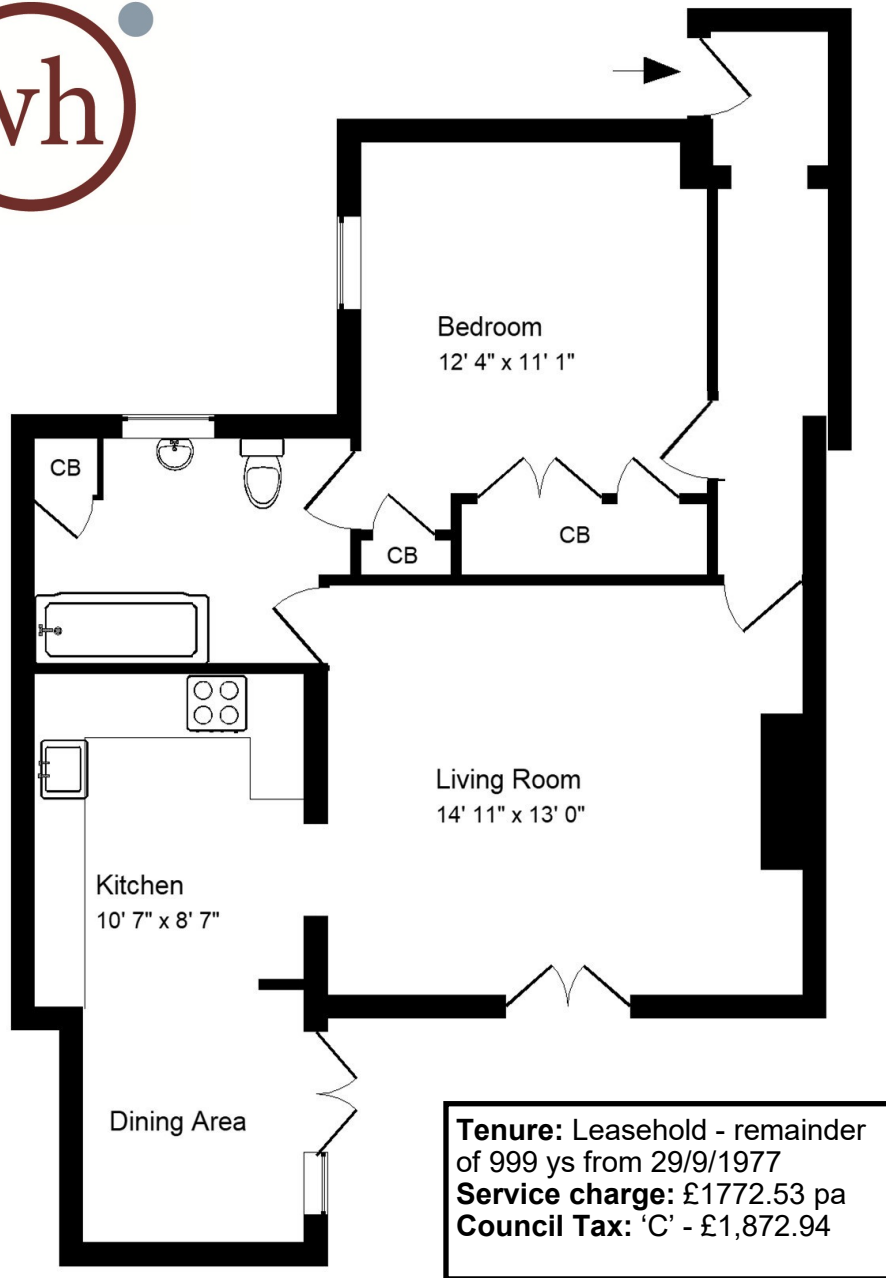
Accessed from both the reception and kitchen/dining room, the south-westerly facing courtyard garden provides a lovely area for outside dining, along with space for some pots and planters.

## 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.







Approx. Gross Internal Floor Area 650 Sq. Ft. / 61 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

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Drawing Number: 172-913j

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