

# whiteley helyar



965 ft<sup>2</sup>



2 double  
bedrooms



bathroom



permit parking

Guide Price                      £425,000

9a Spencers Belle Vue, Bath, BA1 5ER

A charming two double bedroom apartment on the prime Northern slopes of Bath enjoying stunning panoramic views. This bright and spacious apartment benefits from sole use of the delightful original reception hall and well as benefitting from a number of other period features such as high ceilings, sash windows, beautiful decorative corncicing and feature fireplaces. Chain free.

### ACCOMMODATION

communal entrance hall  
fabulous reception hall  
study area on half landing  
stylish kitchen

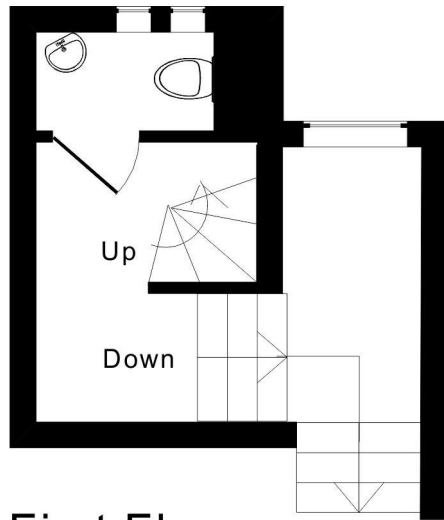
sitting dining room  
two double bedrooms  
bathroom with bath and shower cubicle  
gas central heating

### LOCATION

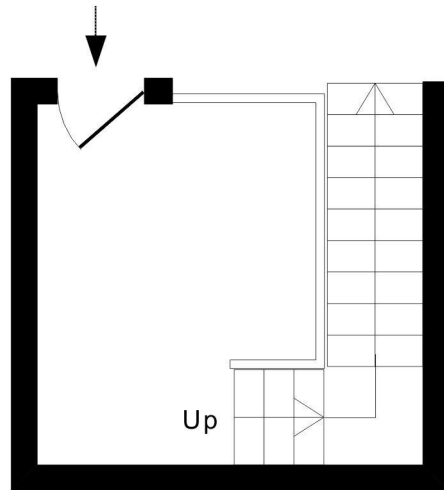
The apartment occupies a sought after and most convenient position on the desirable Northern slops of the city. The extensive range of shops and countless amenities in the very centre of Bath are within half a mile, the property is also well served by Bath Spa Railway Station as well as a frequent bus service and swift access to the M4.



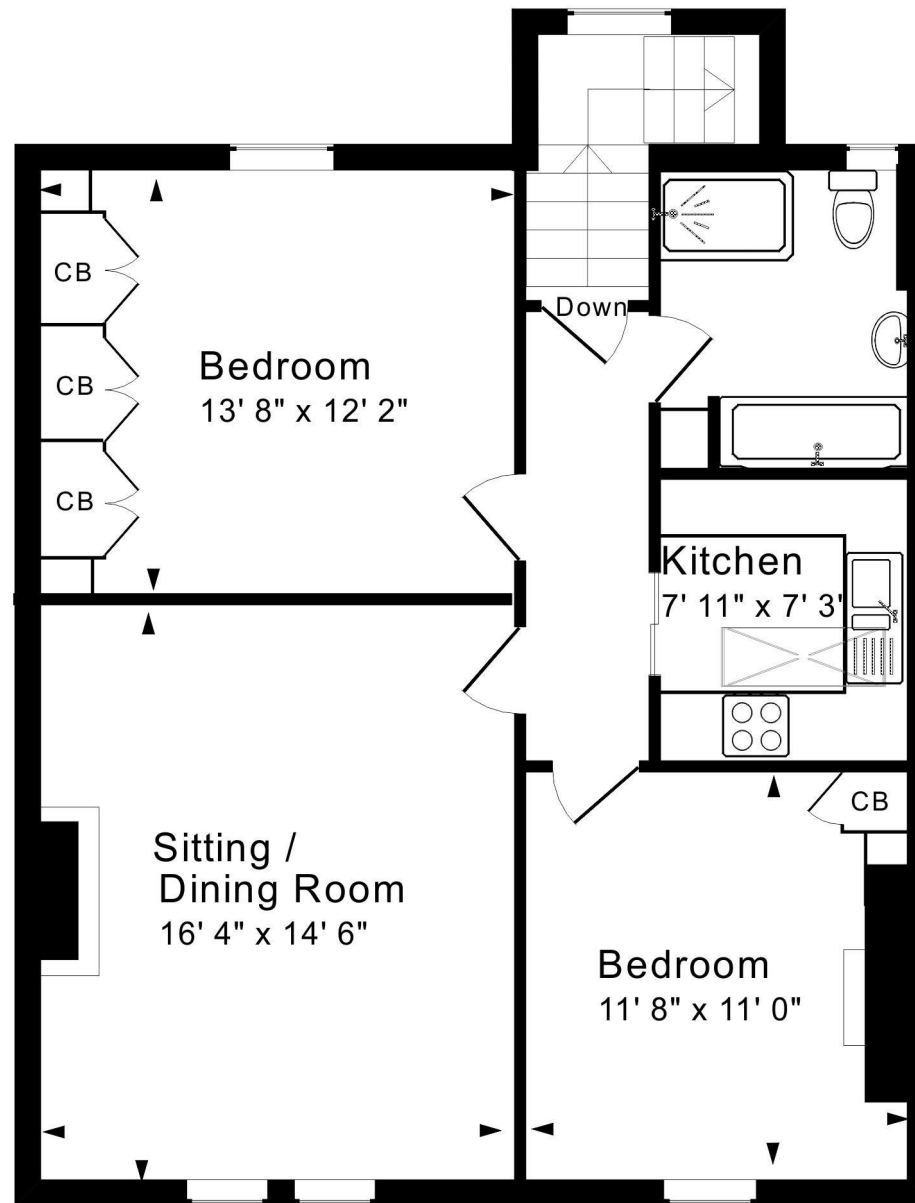




First Floor



Ground Floor



Second Floor



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
		62	68

England & Wales EU Directive 2002/91/EC

Approx. Gross Internal Floor Area 965 Sq. Ft. / 90 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026  
 Drawing Number:172-0868  
 9A Spencers Belle Vue, Lansdown, Bath, BA15ER.

**Tenure:** Share of Freehold  
**Lease length:** Residue of a 999 year lease  
**Service charge:** £100.00 PCM  
**Council Tax Band:** 2026/27 -'C' = £2066.91