

whiteley helyar



1,285 ft²



2 double
bedrooms



shower room &
en-suite bathroom



resident's
permit
parking

Guide Price £450,000

36A Lower Oldfield Park, Bath, BA2 3HP

A beautiful two double bedroom, two bathroom garden maisonette, in a fabulous location, benefiting from a private entrance and outside space to both front and rear. Over the lower two floors of a Victorian townhouse, the apartment also has two sizeable reception rooms, one opening directly to the garden, along with some lovely retained period features.

ACCOMMODATION

Entrance hall
Bay-fronted sitting room with feature fireplace
Dining room, with log burning stove, and glazed door to the garden
Newly fitted kitchen with integrated appliances
Two double bedrooms, both with fitted cupboards
Modern shower room, and en-suite bathroom

EXTERNALLY

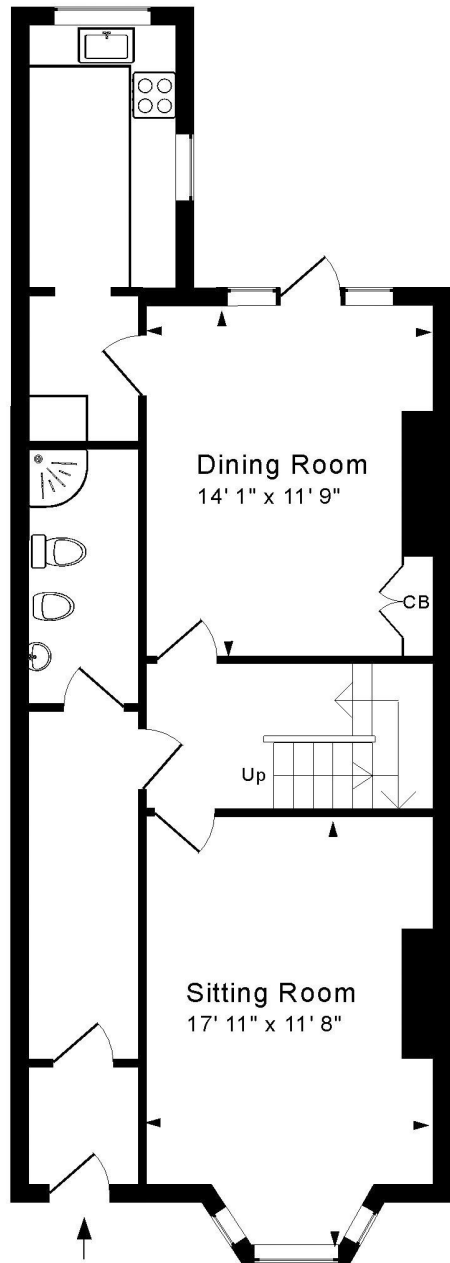
From the flat, you step directly onto a wonderfully private feeling patio, which provides the perfect spot for a table and chairs. Stepping stones lead across the lawn, with planted border to one side, to a further patio providing another seating area at the bottom of the garden. There is also gated access to a rear pedestrian lane.

LOCATION

The apartment occupies a very popular position, close to the many shops and amenities in Moorland Road, whilst the city centre with its vast array of shops, restaurants, bars and sporting venues is just half a mile away, through the new South Quays development. Both Oldfield Park and Bath Spa Railway Stations are nearby, along with Hayesfield & Beechen Cliff schools, and the property is also served by a frequent bus service.

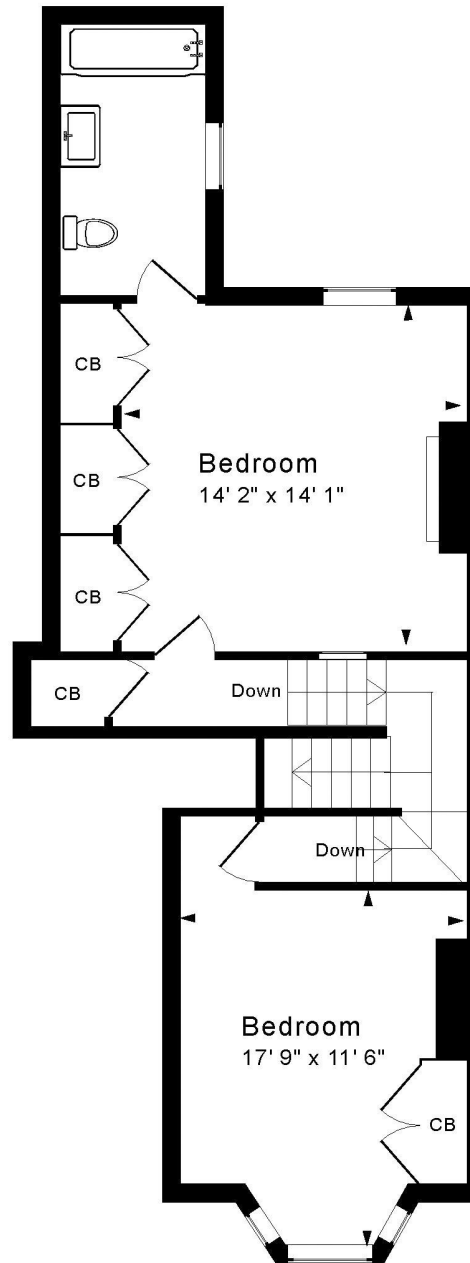






Lower Ground Floor

Approx. Gross Internal Floor Area 1,285 Sq. Ft. / 119 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number:172-0922
36A Lower Oldfield Park, Bath, BA2 3HP.



Upper Ground Floor

Tenure: Freehold
Council Tax Band: 'C' -
£2,066.91 ('26/'27)

