

# whiteley helyar



820 ft<sup>2</sup>



2 double  
bedrooms



shower room



resident's  
permit  
parking

Guide Price                      £375,000

Flat 3, 30 New King Street, Bath, BA1 2BL

A superb two double bedroom maisonette apartment, beautifully presented, very close to the city centre and with access to a communal garden. Over the second and third floors of a Grade 2 listed Georgian townhouse, the flat enjoys a wonderfully light southerly aspect and has the added benefit of allowing short term/holiday lets, as well as no onward chain.

### ACCOMMODATION

Sitting/dining room with stripped original floors and alcove storage  
Modern kitchen, again with stripped floors and breakfast bar  
Landing with two storage cupboards  
Two double bedrooms  
Contemporary shower room

### EXTERNALLY

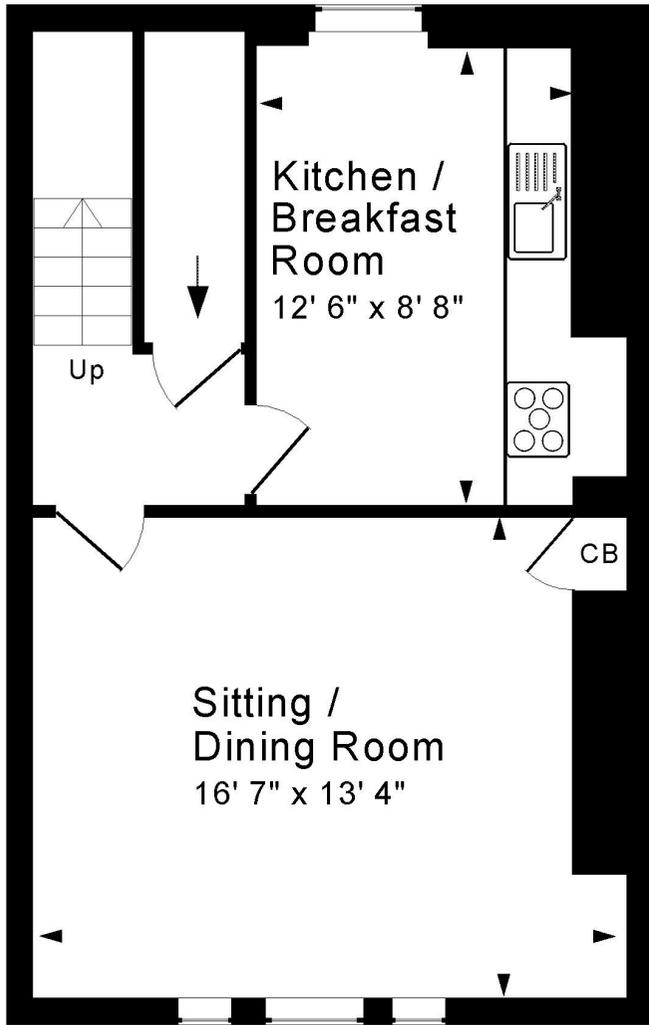
The flat has the super benefit of access to a shared garden, which is southerly facing and fully enclosed. A small courtyard is adjacent to the building, with a couple of steps up to the remainder of the level garden.

### LOCATION

New King Street is immediately to the west of the city centre, a short walk from Queen Square and all the shops, restaurants, and amenities that Bath has to offer. Bath Spa station, along with the Recreation Ground are also close by, as is Sainsburys supermarket. Royal Victoria Park is just along the road, and the M4 can be accessed without having to drive through the centre.

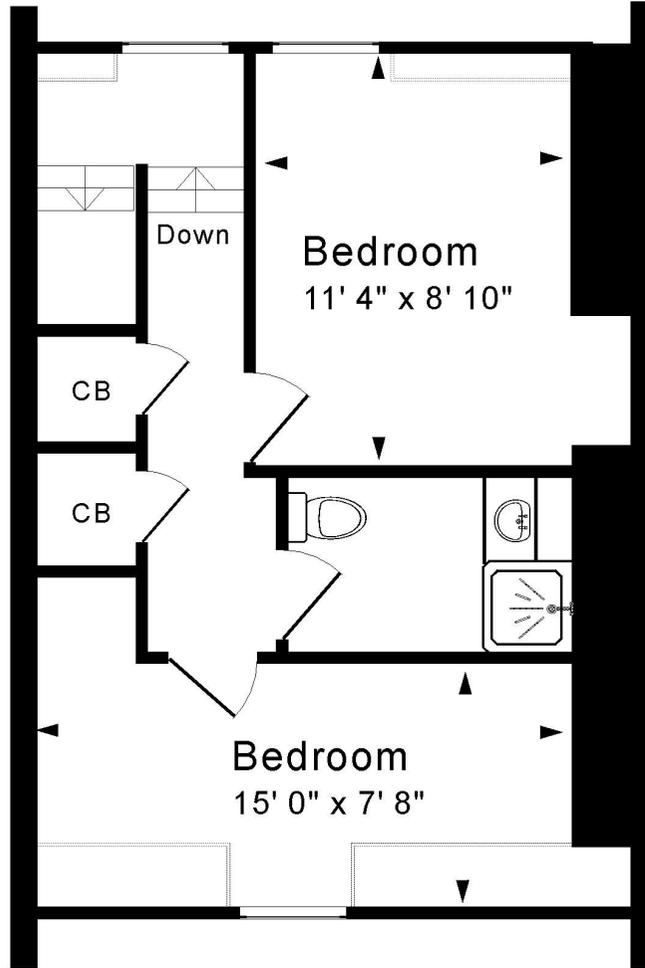






## Second Floor

Approx. Gross Internal Floor Area 820 Sq. Ft. / 76 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026  
 Drawing Number: 172-0876  
 F3 30 New King Street, Bath, BA1 2BL.



## Third Floor

**Tenure:** Share of freehold  
**Service charge:** £2,780 pa  
**Council Tax Band:** 'B' - £1,808.54

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		71	76
EU Directive 2002/91/EC			

