

whiteley helyar



590 ft²



2 bedrooms



bathroom



residents
permit
parking

Guide Price £275,000

Flat 7, 1 Belvedere, Bath, BA1 5ED

A two double bedroom period conversion apartment, superbly located a short walk up from the city centre, and offered with no onward chain. On the second floor, the flat has been renovated including new kitchen & bathroom, and offers some fantastic views over the city.

ACCOMMODATION

Entrance hall with cloaks cupboard and small loft storage area
Sitting/dining room with stunning views over the rooftops towards Bathampton
Renovated kitchen open plan to the sitting/dining room
Two double bedrooms, one with built-in cupboard
Modern bathroom, again with built-in storage

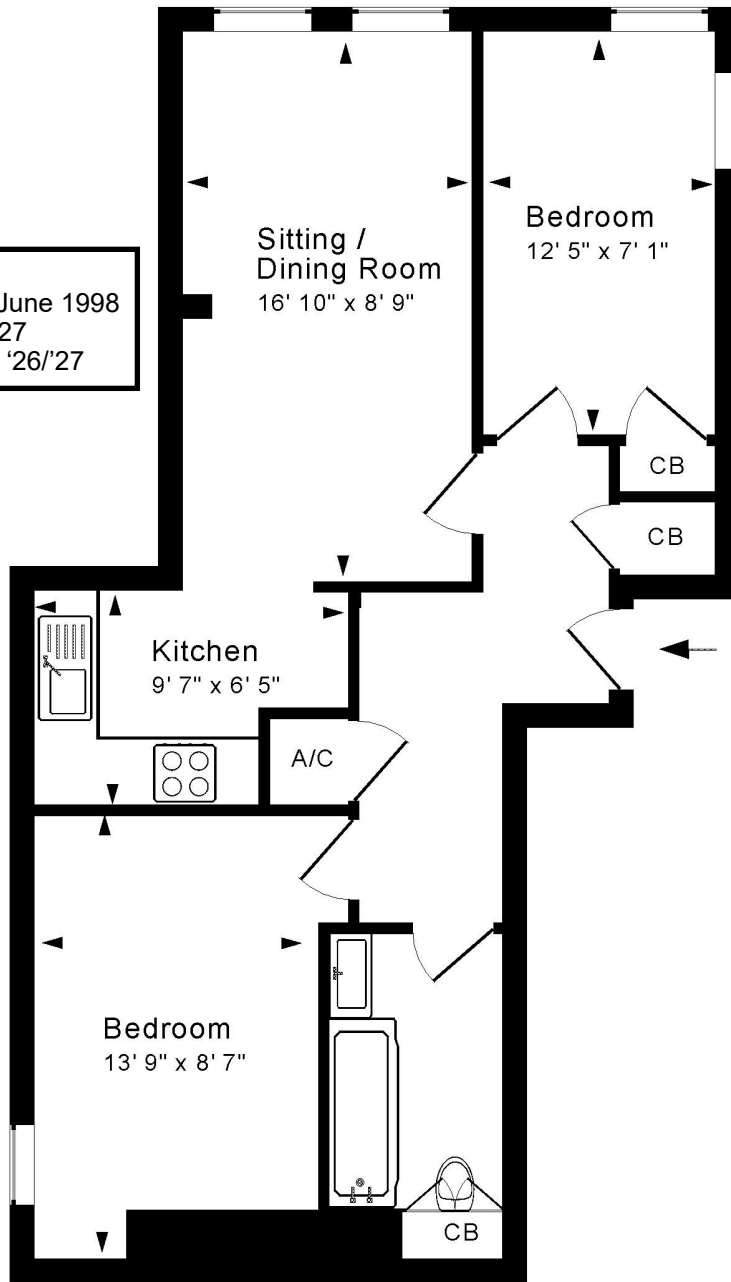
LOCATION

Belvedere is most conveniently located in a fine residential position on the select lower slopes of Lansdown, less than 5 minutes walk from many of the shops and amenities in the city centre, and opposite the historic green space of Hedgemoad Park. Bath Spa Railway Station is within walking distance, and this location offers swift access to the M4 without having to cross Bath.





Tenure: Leasehold
Lease length: 215 yrs from 24th June 1998
Service charge: £806.37 pa '26/'27
Council Tax Band: 'A' £1,550.18 '26/'27



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



Approx. Gross Internal Floor Area 590 Sq. Ft. / 55 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0889
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