

whiteley helyar



1,025 ft²



3 bedrooms



*bathroom &
cloakroom*



garage

Guide Price £550,000

Flat 7 Abbey Court, Edward Street, Bath, BA2 4DX

A spacious second floor (served by a lift) purpose built apartment in a highly sought after, peaceful and convenient central location with a small private balcony and garage. The property enjoys wonderful widespread and far-reaching views, across the adjacent Recreation Ground, croquet lawn and tennis courts, round from Widcombe, across the city, to Bath Abbey and to the hills beyond.

ACCOMMODATION

2 double bedrooms
bathroom
double aspect living room with balcony
store cupboard (shared with the neighbouring flat)
gas fired heating

dining room/bedroom 3
en-suite cloakroom
kitchen/breakfast room
double glazing
garage

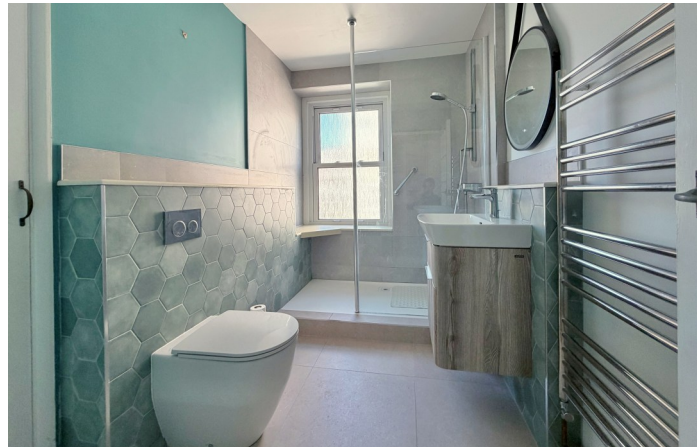
EXTERNALLY

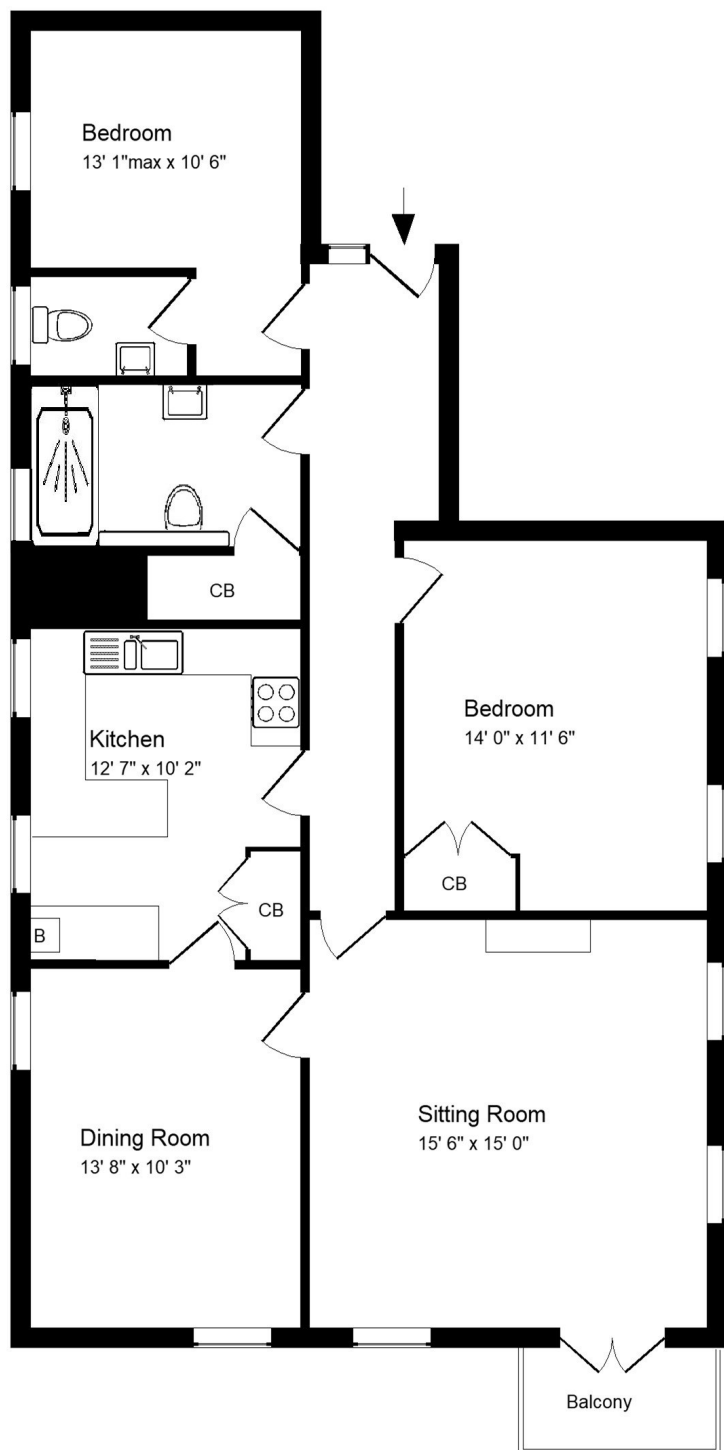
Private balcony together with a small area of communal outdoor space and a single garage.

LOCATION

The apartment occupies a tucked away, most convenient and extremely popular position. The countless amenities, shops, Bath Rugby and railway station in the very centre of Bath are just a short level stroll away and wonderful walks are also close at hand – along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens, or across lovely National Trust land. There is easy access onto the Two Tunnels cycle circuit, whilst Bath University, Bath Golf Club and the University are also within a short drive.







Approx. Gross Internal Floor Area 1,025 Sq. Ft. / 95 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale.



Tenure - Leasehold 999 years from 1964
Ground rent - £12.60 per annum
Service Charge (26/27) - £2,106 per annum
Council Tax - 'E' £2,842.00 (26/27)

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

