

whiteley helyar



765 ft²



double
bedroom



shower room



residents permit
available

Guide Price £300,000

Flat 1c, 96 Sydney Place, Bath, BA2 6NE

A charming rear courtyard apartment on the lower floor of an elegant Georgian townhouse in this most impressive Listed terrace, adjacent to parkland and just a short level walk from the very centre of the city.

ACCOMMODATION

communal and private entrance halls
en-suite shower room
separate WC

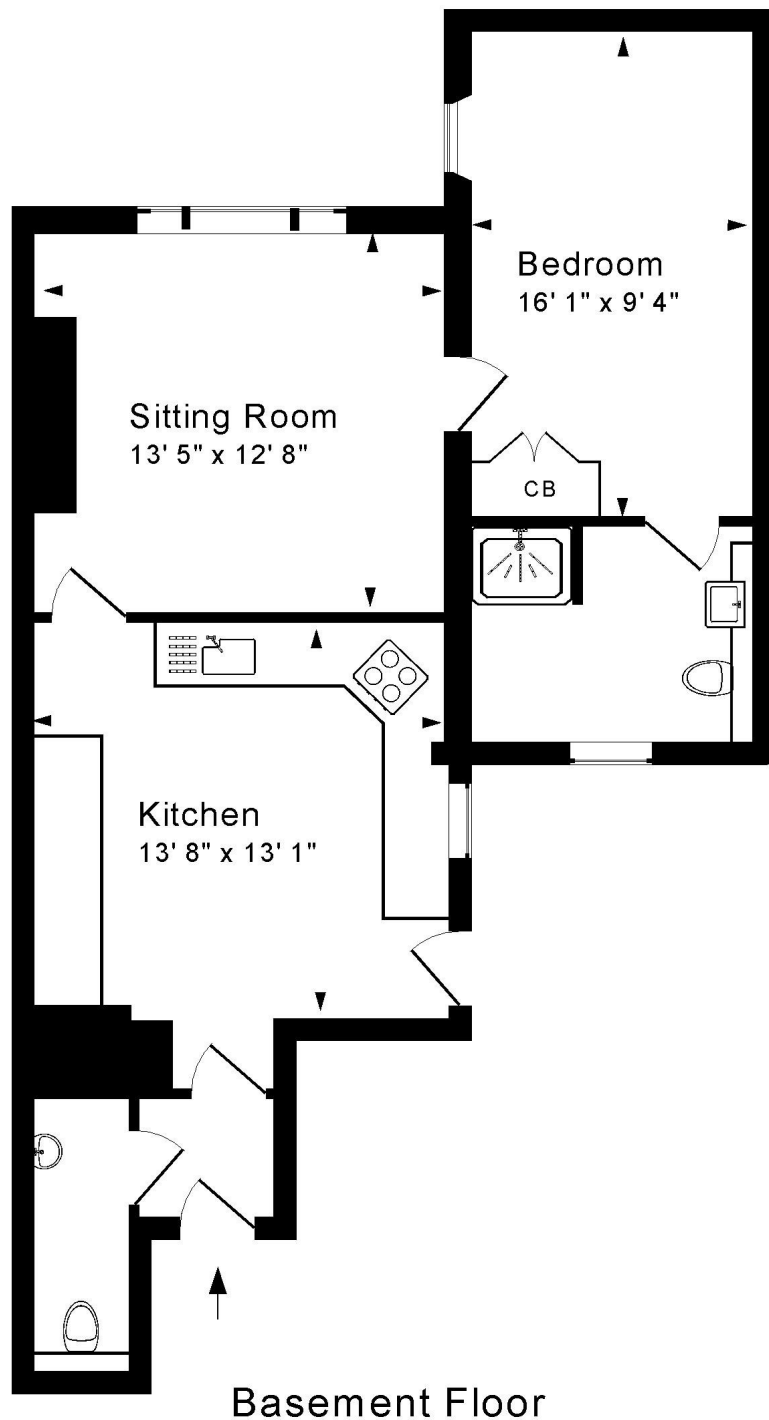
vaulted double bedroom
sitting room
gas fired heating

LOCATION

Sydney Place stands proudly at the end of Great Pulteney Street, adjacent to Sydney Gardens and the Holburne Museum. Lovely walks through the Gardens or along the Kennet and Avon towpath are immediately to hand, whilst National Trust open countryside is also nearby - as are the vast array of shops and amenities in the city centre.







Approx. Gross Internal Floor Area 765 Sq. Ft. / 71 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Tenure: Share of Freehold
Service charge: approximately £80 pcm
Council Tax: 2026/27 - 'B' - £1,808.54

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	658	
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

