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23 Park Street, Bath, BA1 2TE
Offers in excess of £450,000

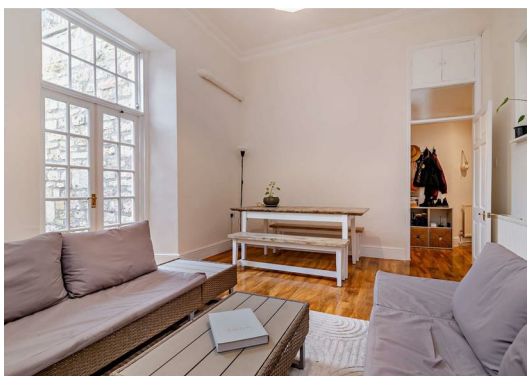
A substantial and characterful two-bedroom basement apartment forming part of an attractive Grade II listed Georgian townhouse in one of Bath's most desirable central locations.

The property offers approximately 1,432 sq ft of space as shown on the floor plan, including extensive vaulted areas, together with two private sunken courtyards.

Internally, the accommodation comprises a generous sitting room, separate fitted kitchen, two well-proportioned bedrooms and bathroom. The principal bedroom measures approximately 17'10" x 11'0", while the additional vaulted spaces provide excellent storage and flexibility.

Park Street is a quiet no-through road adjoining St James's Square, within easy walking distance of the Royal Crescent, The Circus and Bath city centre. Local cafés, pubs, restaurants and independent shops are nearby, while Royal Victoria Park offers extensive green space, botanical gardens and recreational facilities. Bath Spa station provides mainline connections for commuters







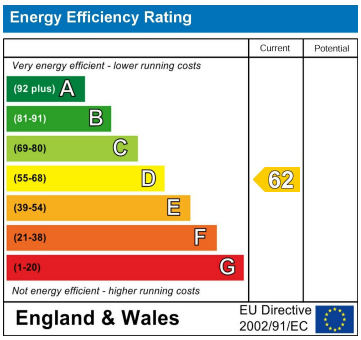
Leasehold Information

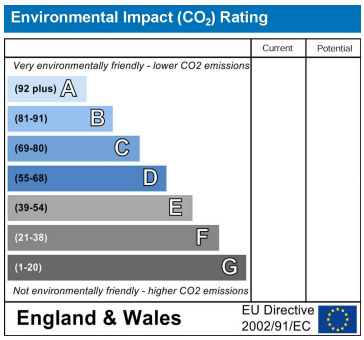
970 years remaining on the lease
Ground rent: £20 per annum
Maintenance charge: £2000 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk