

# whiteley helyar



645 ft<sup>2</sup>



bedroom



bathroom



resident's  
permit  
parking

Guide Price                      £315,000

First Floor Flat, 3 Sydney Place, Bath, BA2 6NF.

A stunning and elegantly renovated apartment, occupying the first floor of this Grade 1 listed Georgian townhouse within historic Sydney Place. Enjoying wonderful natural light, the flat has been sympathetically refurbished, showcasing the original period detail whilst adding that contemporary finish.

### ACCOMMODATION

Impressive living/dining room with original marble fireplace, bespoke cabinetry & refurbished wooden floors

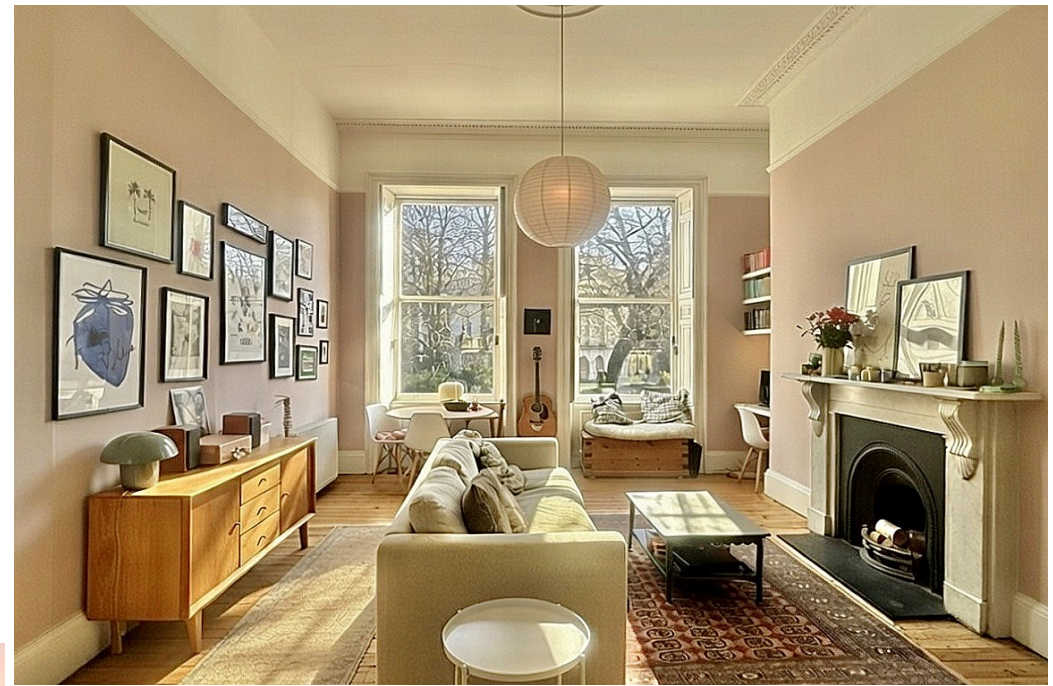
Recently fitted shaker-style kitchen, with built-in dresser & pantry cupboard, and integrated appliances

Double bedroom with shuttered sash window and built-in wardrobe

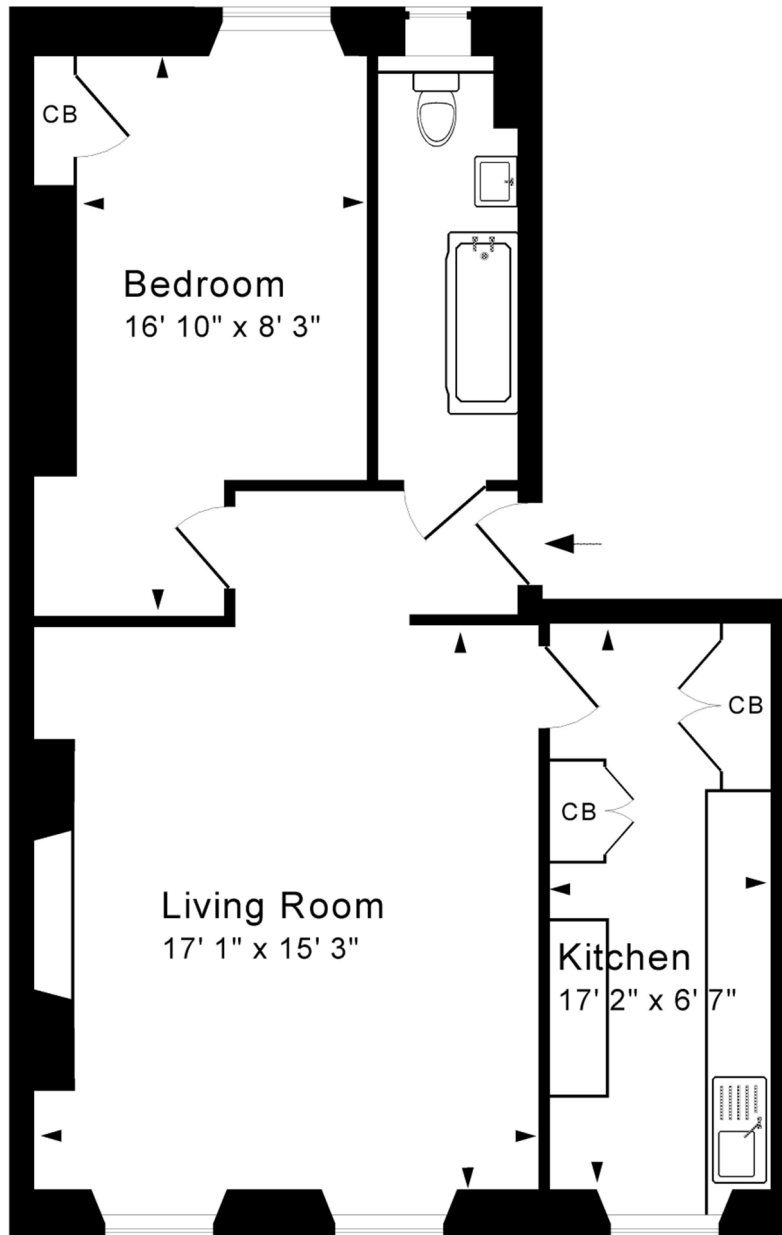
Beautifully refurbished bathroom with clawfoot bath

### LOCATION

Sydney Place stands at the end of Great Pulteney Street, opposite the Holburne Museum and the refurbished Sydney Gardens - with its children's playground, tennis courts and canal access. Henrietta Park is just behind the terrace, as is the city centre beyond that, with its wide range of shops, restaurants and amenities all within a short level stroll. Bath Spa Railway Station, and Bath Recreation Rugby Ground are also nearby, whilst delightful walks through the adjacent Gardens and along the Kennet and Avon are close at hand.







## First Floor

Approx. Gross Internal Floor Area 645 Sq. Ft. / 60 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023  
Drawing Number: 172-0547  
Flat 3, 3 Sydney Place, Bath, BA2 6NF.



**Tenure:** Leasehold  
**Lease length:** 125 years from 23rd March 1989  
**Service charge:** Approx £2600.00 pa  
**Ground rent:** £10 pa  
**Council Tax Band:** 'C' - £1,968.48

| 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 |           |

