

whiteley helyar



780 ft²



double bedroom



bathroom



*residents
permit
parking*

Guide Price £300,000

First Floor Flat, 11 Widcombe Crescent, Bath, BA2 6AH

A well presented, light, bright, spacious and elegant first floor apartment in one of the city's stunning Listed Georgian crescents, enjoying fabulous panoramic southerly views and no onward chain.

ACCOMMODATION

large sitting/dining room
kitchen/breakfast room
double bedroom with fitted cupboard
bathroom
gas fired heating

LOCATION

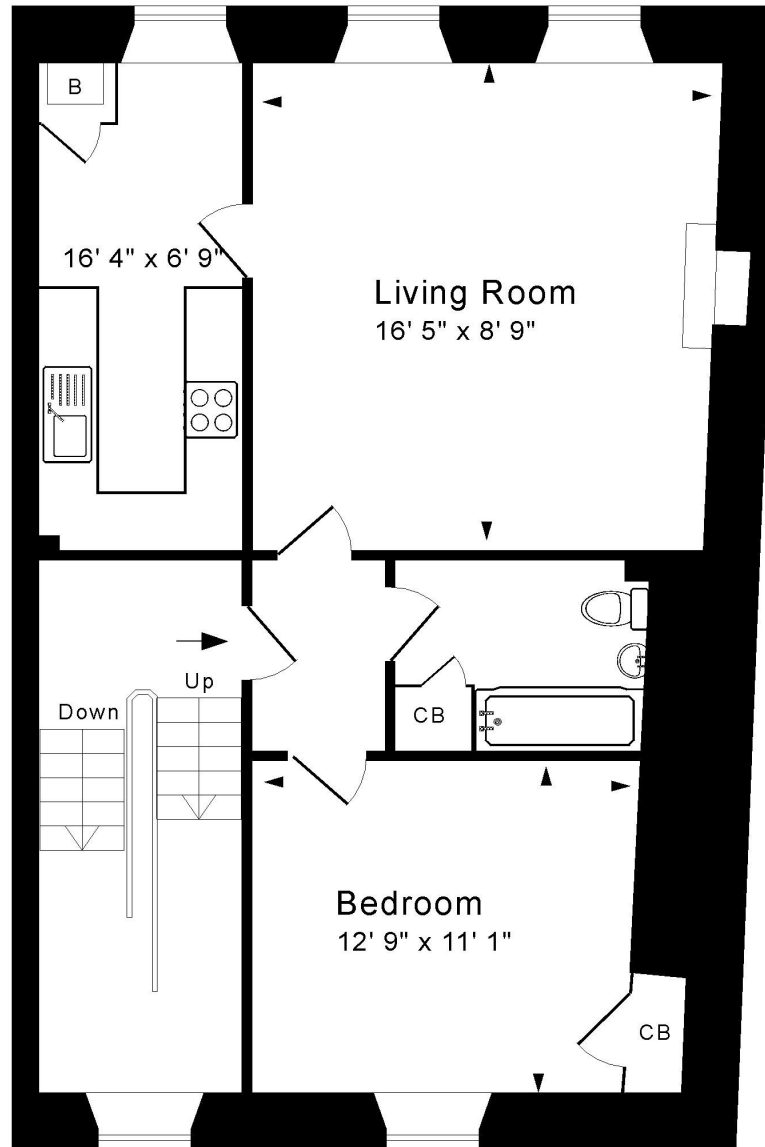
Widcombe is a particularly popular and convenient area of Bath. It provides a wide range of amenities including good pubs/restaurants, a doctor's surgery and pharmacy, dentist, church, butchers and a convenience store, yet Bath Spa railway station and the very centre of the city are only half a mile or so away. The position also allows good access to the National Trust Prior Park Landscape Gardens, the Kennet and Avon canal, Bath Sports and Leisure Centre and The Recreation rugby ground.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		89	80
EU Directive 2002/91/EC			
www.epcau.com			



First Floor

Approx. Gross Internal Floor Area 780 Sq. Ft. / 73 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

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Tenure: Leasehold

Lease length: 999 years from

Service Charge: £.... per month

Ground Rent: £....per year

Council Tax Band: 'C' £2,066.91 26/27

