

whiteley helyar



750 ft²



2 double
bedrooms



bathroom &
en-suite

Guide Price £375,000

Flat 1, Arlington House, Bath Street, Bath, BA1 1QN

LOCATION

A well presented, stylish, bright and spacious first floor apartment (with lift access and holiday let potential) in the very heart of the city centre with no onward chain.

ACCOMMODATION

communal entrance hall with lift and secure entry phone system

entrance hall

large living/dining room

separate kitchen

2 bedrooms

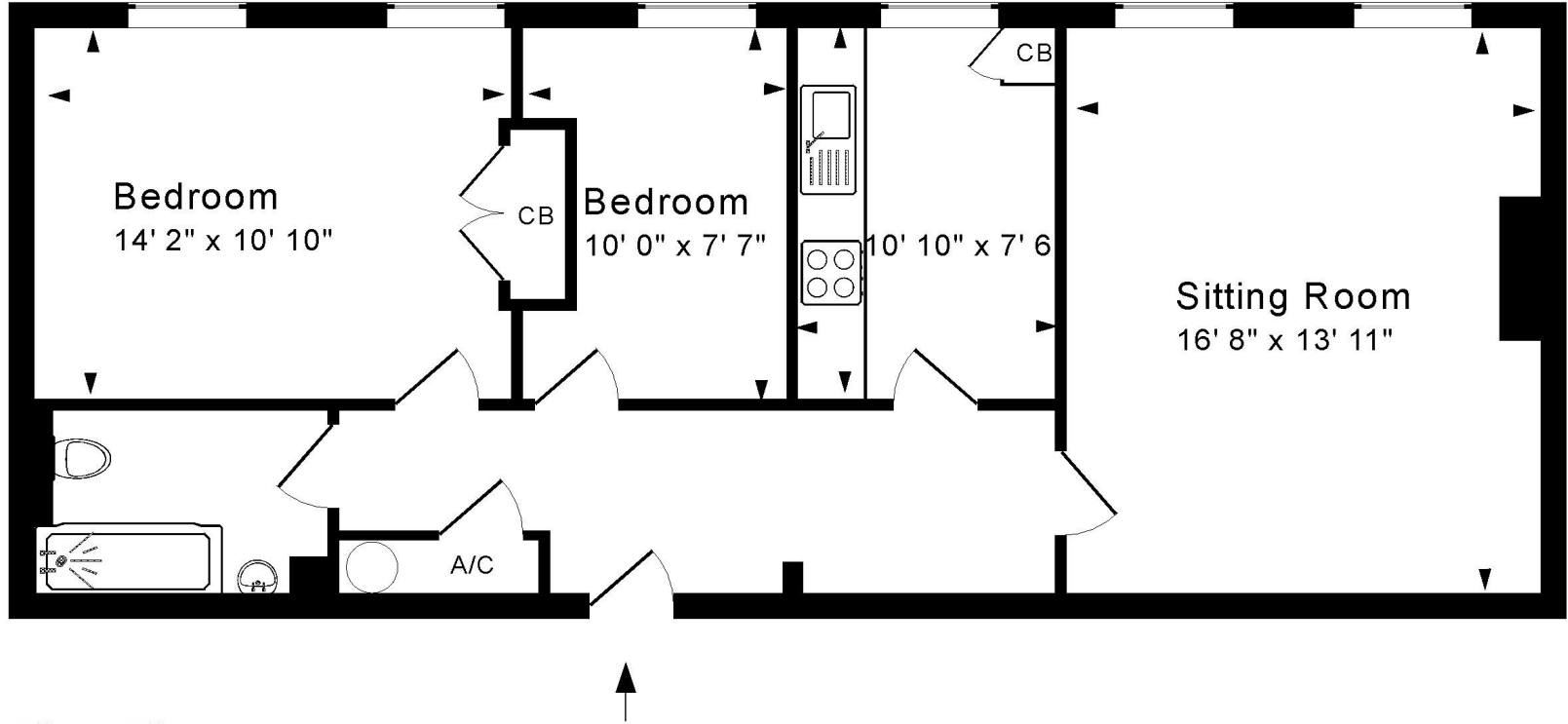
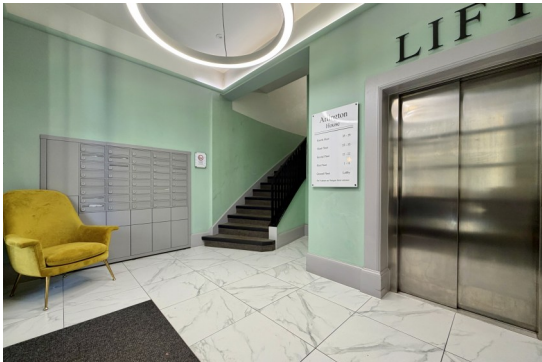
bathroom

LOCATION

The flat occupies an incredibly sought after and convenient location right in the centre of the city, with Bath's countless amenities literally on your doorstep. Bath Spa Railway Station, Bus Station, Thermae Spa, Bath Rugby and the Theatre Royal are all very close at hand, as are numerous shops, parks and excellent restaurants and cafes.







First Floor

Approx. Gross Internal Floor Area 750 Sq. Ft. / 70 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0901
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	75	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Leasehold - 135 years from 24/6/2022
Ground Rent - Peppercorn
Service Charge: £1,174.42 pa
Council Tax: 2026/2027- 'D' = £2,325.27