



Flat 12, Clan House, Sydney Road, Bath, BA2 6NS

A third floor, three-bedroom apartment in a highly sought-after building with communal gardens, private parking and a single garage, sold with no onward chain.

Three-bedrooms | Sought after location close to Sydney Gardens | Single garage | Off-street and visitor parking | Beautiful communal gardens | Superb views | Lift access | Private balcony | Well maintained building | No onward chain

Situation

Clan House enjoys a highly sought-after location, positioned adjacent to the Bath Spa Hotel and directly opposite both Sydney Gardens and the Holburne Museum. The city centre and Bath Spa railway station are within easy walking distance, along with the Recreation Ground, home of Bath Rugby. A wide selection of shops, restaurants, and cultural attractions are also close at hand.

The surrounding area offers an abundance of scenic walks, including through Sydney Gardens, along Great Pulteney Street to Henrietta Park, beside the Kennet and Avon Canal towpath, or through nearby National Trust woodland and open countryside leading to the iconic Bath skyline.

Description

Upon entry, there is a useful hallway for coats and shoe storage which leads into the principal reception room.

The living room is especially impressive and measures 24'6 x 13'4. There are multiple different seating areas including a cosy reading nook. The private balcony has far reaching views across the city and overlooks the communal gardens below.

A stylish kitchen/dining room provides excellent storage, generous work surfaces, and ample space for dining and entertaining. In the kitchen, there is an integrated fridge/freezer, double oven, dishwasher and washing machine.

The two double bedrooms are both an excellent size and feature large East facing windows, allowing plenty of natural light to flood in. Both bedrooms are served by room-length in-built wardrobes with the second bedroom having a fitted basin. Bedroom three is currently used as a single bedroom but would make an equally good home office/study.

The shower room has been recently upgraded, and the separate WC is adjacent.





Outside

Clan House enjoys an enviable elevated position, set within extensive, beautifully maintained communal gardens. The grounds are predominantly laid to lawn, complemented by well-stocked flower borders and an impressive variety of mature shrubs, trees, and hedging, creating a peaceful, park-like setting.

The apartment further benefits from a private single garage, complete with power and lighting. Additional visitor parking spaces are also available.

General Information

Council tax band - F

Tenure - Share of Freehold

Service Charge - £3,480 per annum

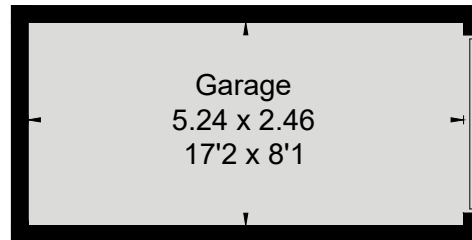
Ground Rent - £25 per annum

Services - Mains connected

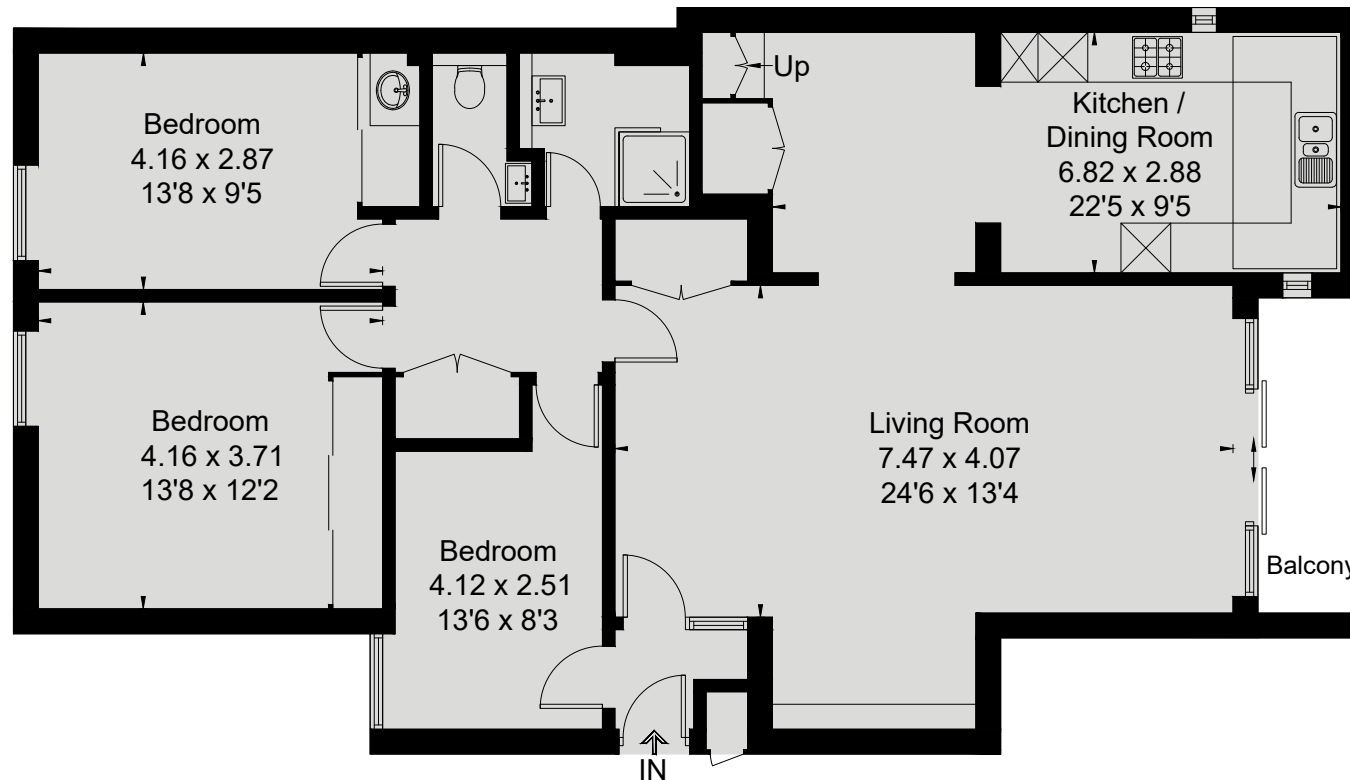
EPC - 68 (D)



Approximate Floor Area = 112.7 sq m / 1213 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 125.6 sq m / 1352 sq ft
(Excluding Outside Store)



(Not Shown In Actual Location / Orientation)



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