

whiteley helyar



575 ft²



double bedroom



bathroom



*street
parking*

Guide Price £260,000

Flat 3, 1 Abbey Street, Bath, BA1 1NN

A well-presented second floor apartment in this prime city centre location within a stones throw of Bath Abbey and Roman Baths. This charming apartment retains a number of delightful period features such as feature fireplace, sash windows and enjoys a great outlook to the front and rear.

ACCOMMODATION

communal hall
entrance hall
sitting dining room

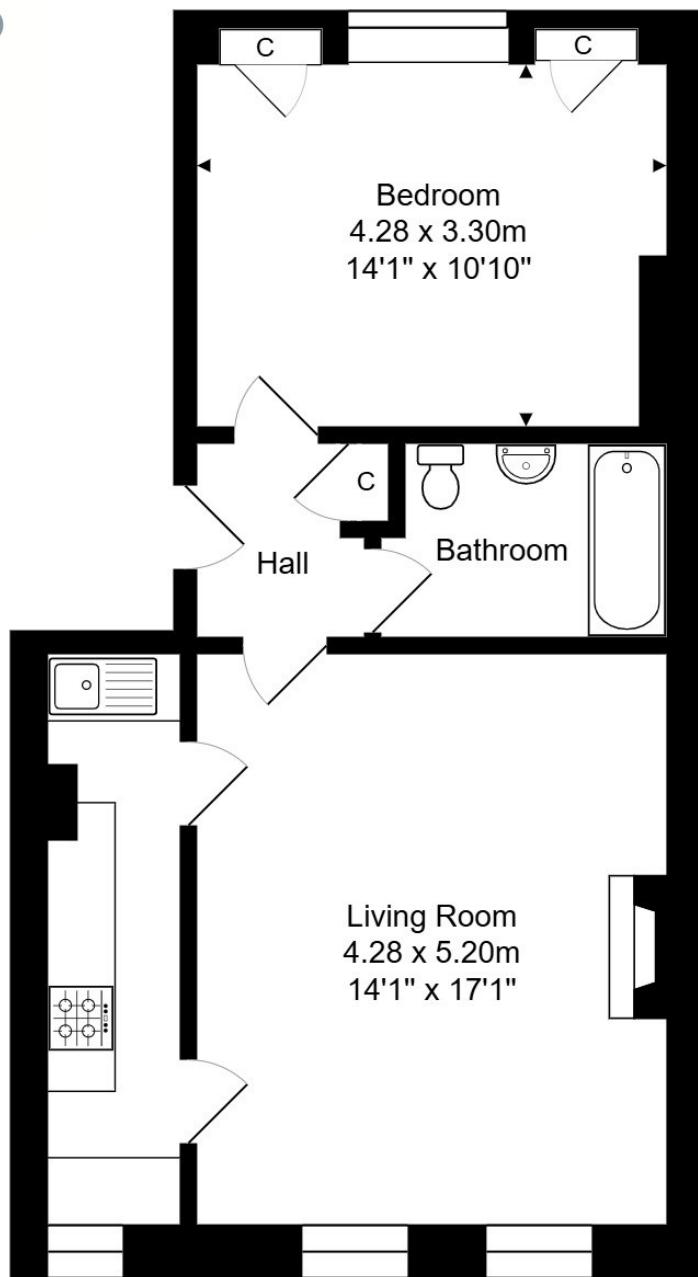
kitchen
double bedroom
bathroom

LOCATION

1 Abbey Street occupies a highly convenient and sought after location in the very centre of Bath. It is literally on the doorstep of the countless shops, restaurants and amenities in the city and Bath Spa Railway station and Thermae Spa are within very easy reach.







Area: 53.5 m² ... 575 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcasessments.co.uk



Tenure: Leasehold
Lease length: residue of 999 Years from 1984
Service Charge: £2,851.88 PA (26/27)
Ground Rent: £30 PA
Council Tax Band: 2026/27 -'C' £2,066.91

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		80
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

