

# whiteley helyar



895 ft<sup>2</sup>



1 bedroom  
& study/utility



bathroom



permit  
parking  
available

Guide Price                      £450,000

Ground Floor Flat, 22 St. James's Square, Bath, BA1 2TS

A particularly spacious apartment on the ground floor of an elegant Listed Georgian Town House in this highly popular location on the edge of the city centre, with a pleasing outlook over the central gardens.

### ACCOMMODATION

large double bedroom  
25'5 x 19'3 living room with bow window  
useful additional room/potential study/store/utility  
residents' parking permits available (zone 7)

bathroom  
kitchen  
gas fired heating

### EXTERNALLY

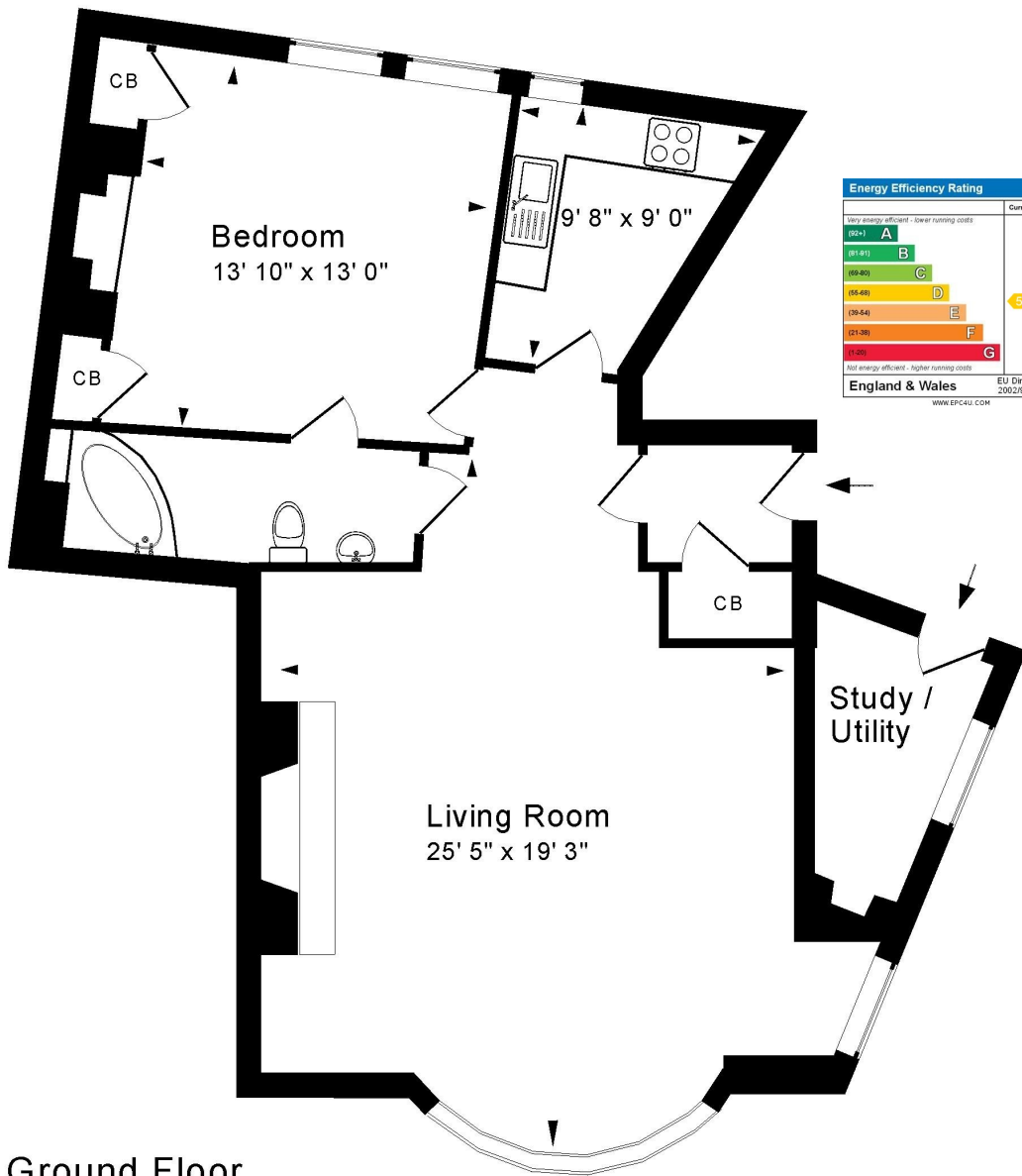
In front of the property, in the centre of the square, are the pretty, private gardens for the exclusive use of the residents - with railings and secured gated access. The nominal charge for access to this is included within the service charge of the apartment. Parking is 'on street' with residents' permits (zone 7).

### LOCATION

Beautifully positioned on the Northern side of this most sought after square of 45 houses by notable Bath architect John Palmer, the apartment looks out across the square and the well maintained gardens. It occupies a highly select and most convenient position, being just a very short walk into the heart of the city and next to Royal Victoria Park (with its fabulous grounds, Botanical Gardens, crazy golf, tennis courts and extensive children's play area). In addition to the countless shops and amenities in the middle of Bath, the deli, chemist and newsagent in the square are also very close to hand, whilst swift access to the M4 is available without having to cross the city.







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epca.gov.uk		



## Ground Floor

Approx. Gross Internal Floor Area 895 Sq. Ft. / 83 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026  
 Drawing Number:172-0890  
 Flat 3, 22 St James's Square, Bath, BA1 2TS.



**Tenure:** Share of Freehold  
**Service Charge** -Approx - £1,600 pa including buildings insurance  
**Council Tax:** 'D' - £2,325.27 (2026/2027)