whiteley helyar

1,415 ft²

3 double bedrooms

bathroom & shower room

driveway parking for two vehicles

Guide Price £650,000

9b Spencers Belle Vue, Bath, BA1 5ER

A beautifully presented maisonette forming most of this delightful period house on the prime Northern slopes of Bath enjoying stunning panoramic views. This bright and spacious apartment retains several delightful period features such as high ceilings, sash windows, beautiful decorative cornicing and feature fireplace and benefits from a wonderful south facing gardens and driveway parking.

ACCOMMODATION

communal entrance hall
stylish kitchen dining room
sitting room with wood burner
study/bedroom three
master bedroom with walk in wardrobe and study/potential to create an en-suite
double second bedroom
remodelled shower room

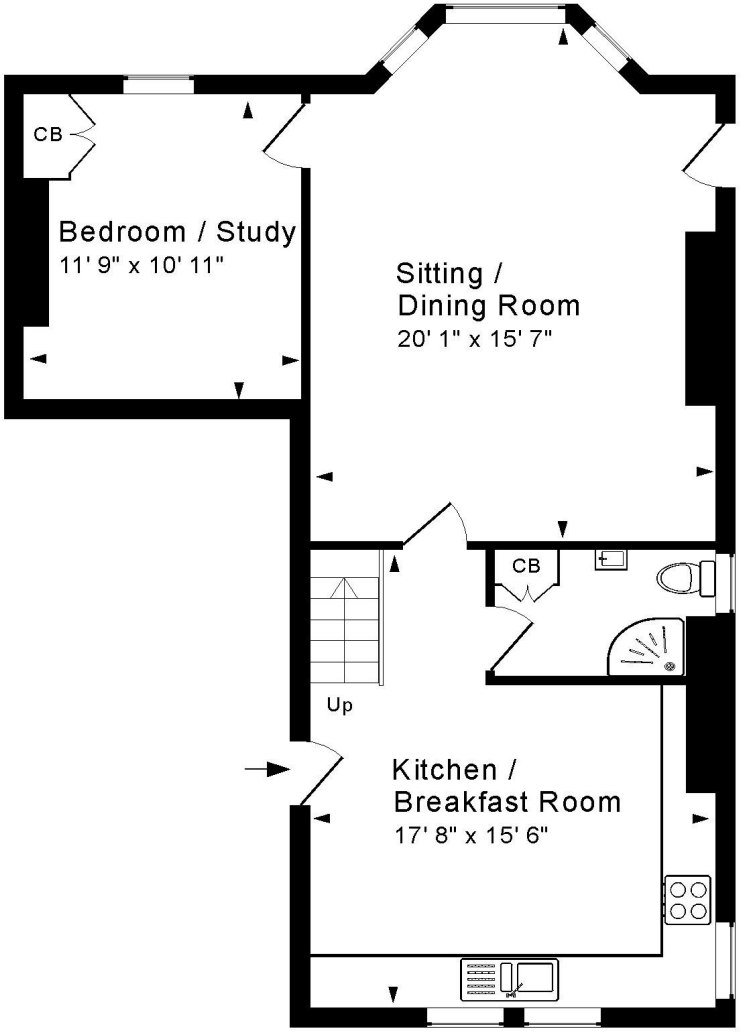
EXTERNALLY

There is an enclosed driveway to the front of the property providing space to park two vehicles unusual for central Bath. The Rear garden is mainly laid to lawn with feature garden pond and a spacious patio providing space for entertaining whist enjoying the view. To the rear of the garden is a detached studio perfect as a home office and a vegetable garden ready for planting.

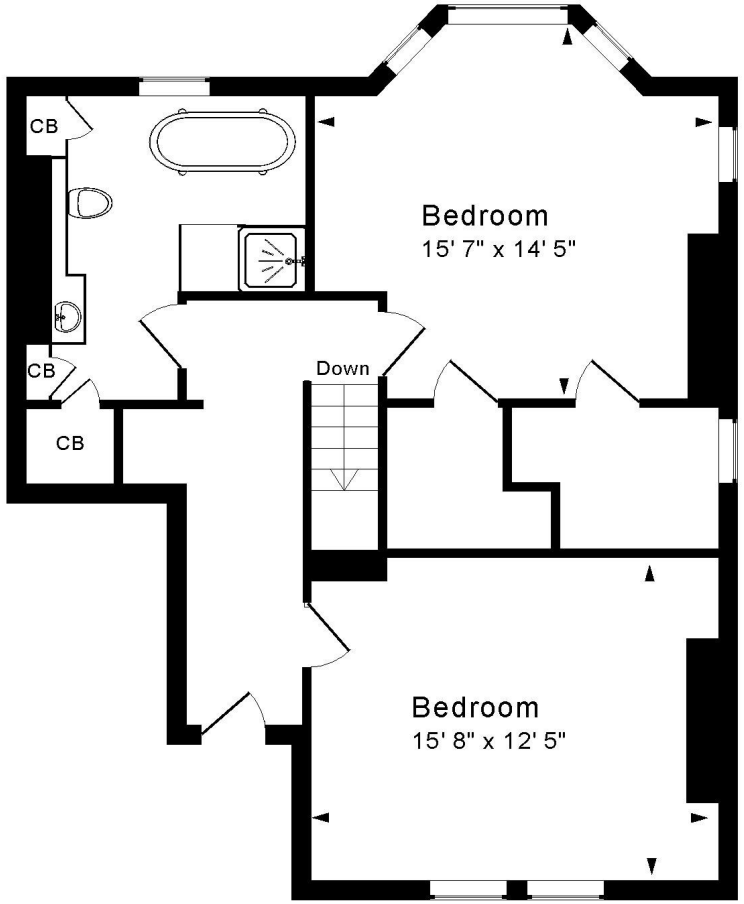
LOCATION

The apartment occupies a sought after and most convenient position on the desirable Northern slops of the city. The extensive range of shops and countless amenities in the very centre of Bath are within half a mile, the property is also well served by Bath Spa Railway Station as well as a frequent bus service and swift access to the M4.

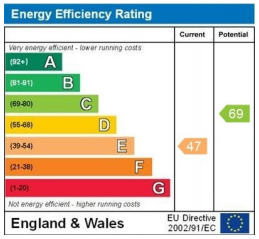
6 Princes Buildings, Bath, BA1 2ED www.whiteleyhelyar.co.uk sales@whiteleyhelyar.co.uk 01225 447544



Ground Floor



First Floor



Approx. Gross Internal Floor Area 1,415 Sq. Ft. / 131 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025
Drawing Number:172-08
9B Spencers Belle Vue, Lansdown, Bath, BA1 5ER.

Tenure: Share of Freehold
Lease length: Residue of a 999 year lease
Service charge: £100.00 PCM
Council Tax Band: 'C' = £1,968.48