

# whiteley helyar



740 ft<sup>2</sup>



2 bedrooms



bathroom



residents  
parking

Guide Price                      £400,000

22 Southbourne Mansions, South Parade, Bath, BA2 4AD

Location, location, location! A light and bright two bedroom first floor apartment with a private balcony, contained within an elegant Georgian townhouse and quietly situated in a highly sought after position in the heart of Bath. The apartment enjoys wonderful far reaching and widespread views, across the adjacent River Avon, Bath Cricket Club and to the hills beyond.

### ACCOMMODATION

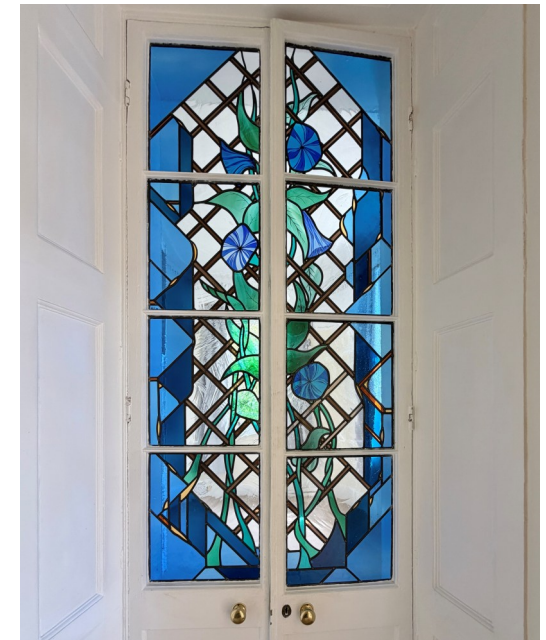
2 bedrooms  
bathroom  
kitchen  
large double aspect living room with fabulous views

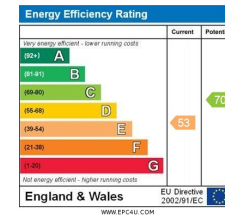
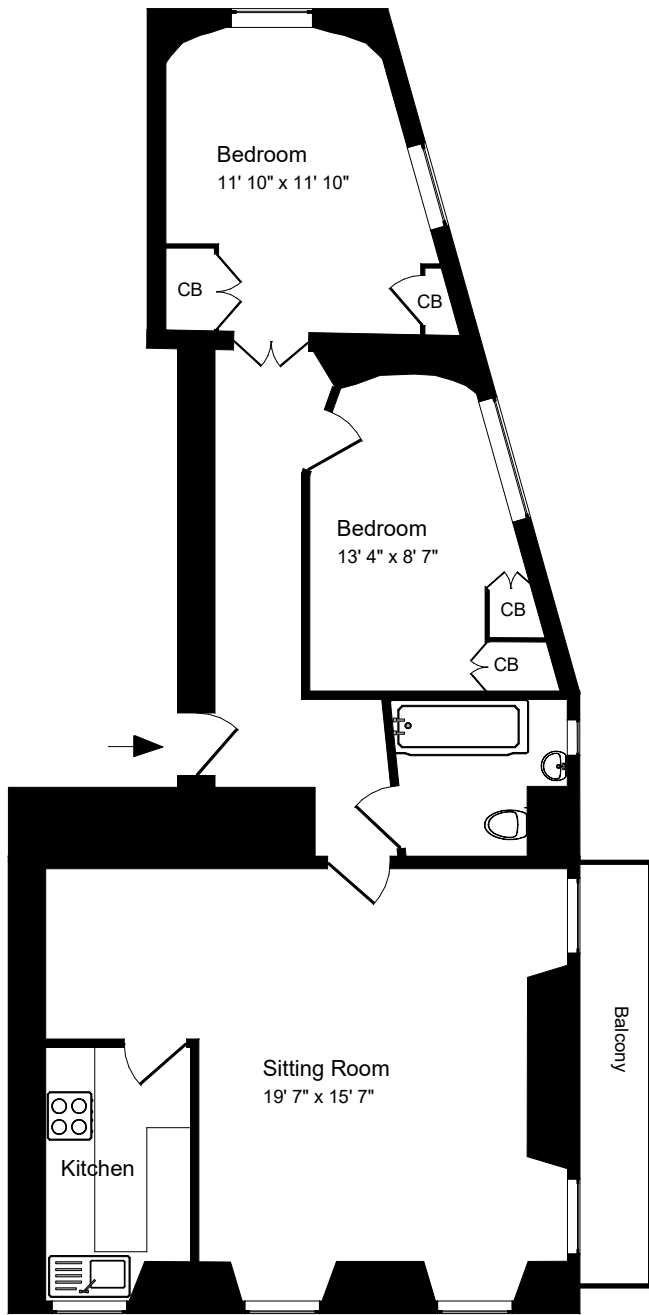
dining area  
gas fired heating  
private balcony  
residents parking permit available (central zone)

### LOCATION

The apartment occupies an excellent, central yet peaceful location in the city - a stone's throw from Bath Abbey, Parade Gardens, The Recreation Ground (Bath Rugby) and Bath Sports and Leisure Centre. The extensive range of local amenities on offer in the centre of Bath are within a short level walk, as is Bath Spa train (less than 5 minutes away on foot) with its direct line to London Paddington. A wonderful selection of bars, cafés and restaurants plus excellent shopping can also be found 'on the doorstep'.







Tenure - Leasehold - residue of 999 years  
 Service charge - approx. £2,500- £3,000 (2026/27)  
 Ground Rent - £15 per annum  
 Council Tax - 'D' £2,325.27 (2026/27)

Approx. Gross Internal Floor Area 740 Sq. Ft. / 69 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number:172-0340  
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