

# whiteley helyar



1,420 ft<sup>2</sup>



3 bedrooms



1 bathroom



residents' parking  
permits available

Guide Price                      £500,000

Flat 2, 19 Kensington Place, Bath, BA1 6AP

A particularly light and spacious three double bedroom upper maisonette with a good-sized roof terrace and lovely widespread southerly views over the Avon Valley and hills beyond. With some 1,420 square feet of well presented accommodation on 2 floors only, the property is most conveniently located, just a short level walk from the centre of Bath and is offered with no onward chain.

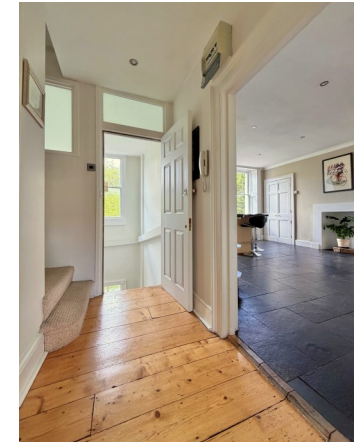
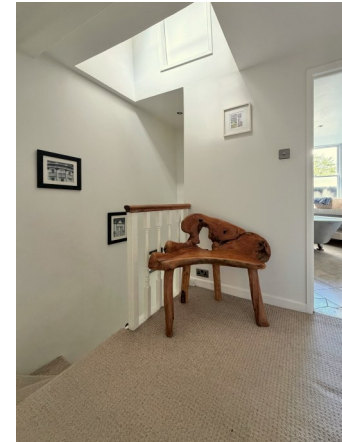
### ACCOMMODATION

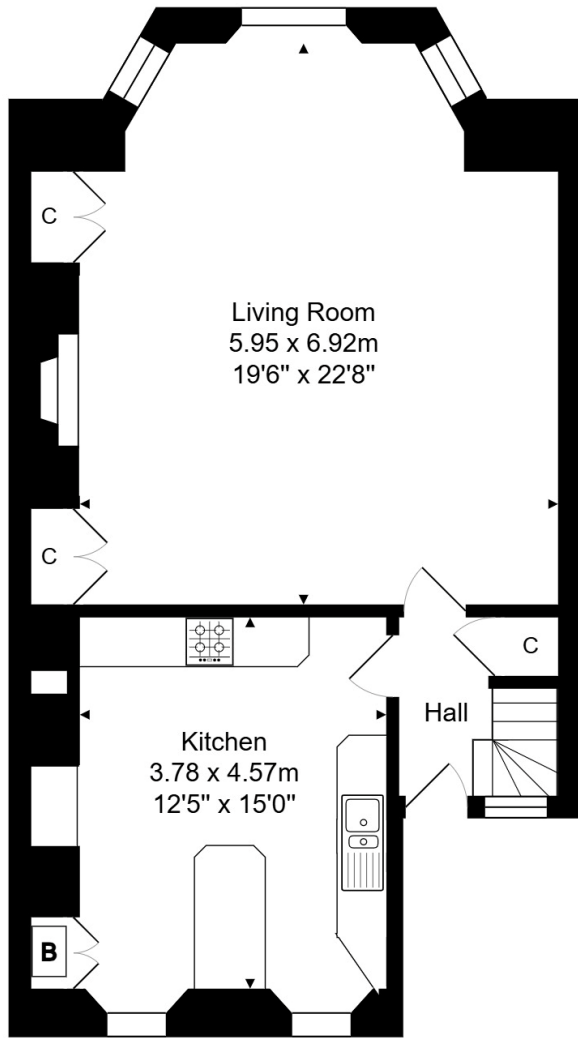
3 large bedrooms  
bathroom with freestanding bath and separate shower  
superb living room of over 400 square feet  
kitchen/dining room  
gas fired heating  
wide roof terrace  
permit parking (zone 27)

### LOCATION

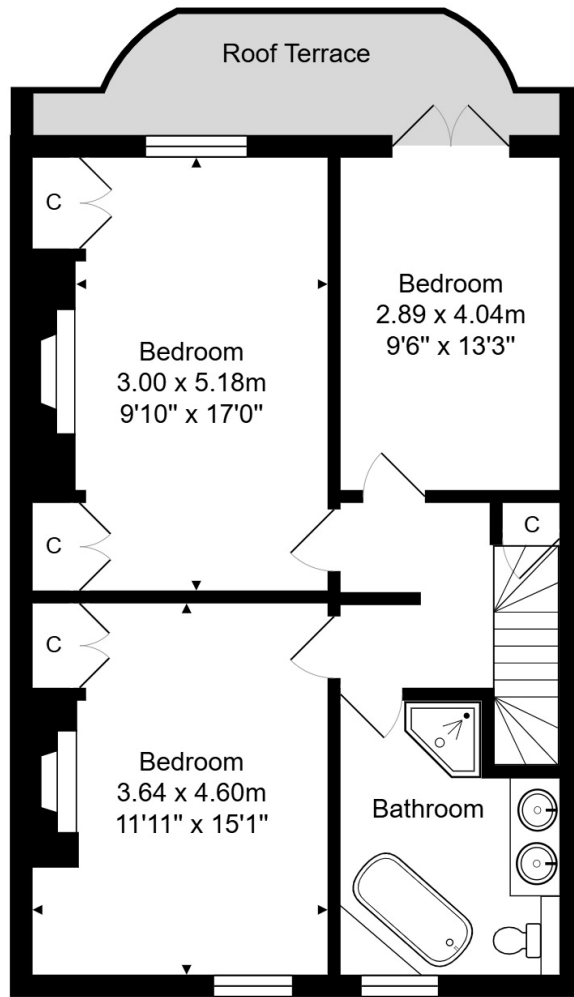
The maisonette occupies a popular and handy position on the edge of the city centre. It is close to the excellent range of shops and amenities in Larkhall and literally 'around the corner' from the supermarket. Lovely walks along the River Avon, the Kennet & Avon canal and across Kensington Meadows are very close at hand, as is the cycle path. There is a very frequent bus service into the heart of Bath, whilst easy access to the M4 is available without having to cross the city.







Entrance Floor  
Area: 66.4 m<sup>2</sup> ... 715 ft<sup>2</sup>



Top Floor  
Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

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.  
www.epcassessments.co.uk

Total Area: 131.9 m<sup>2</sup> ... 1420 ft<sup>2</sup> (excluding Roof Terrace)



Energy Efficiency Rating	
Current	Potential
A (91-95)	A (91-95)
B (81-90)	B (81-90)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



**Tenure: Leasehold - approximately 974 years remaining**  
**Service Charge: £125pcm**  
**Council Tax Band: D - £2,325.27 2026/27**