

whiteley helyar



480 ft²



bedroom



bathroom



resident's permit
parking

Guide Price £260,000

First Floor Flat, 8 Park Street, Bath, BA1 2TB

A lovely period conversion apartment, located just off the sought-after St James Square, with views of the High Common and no onward chain. On the first floor of a Grade 2 listed Georgian townhouse, the flat boasts lovely period features such as wedding doors and large sash windows with shutters, and is just a short stroll from all that Bath has to offer.

ACCOMMODATION

Sitting/dining room with wonderful park views

Double bedroom with fitted alcove cupboards accessed by impressive wedding doors

Kitchen, again with park views, with fitted oven & hob

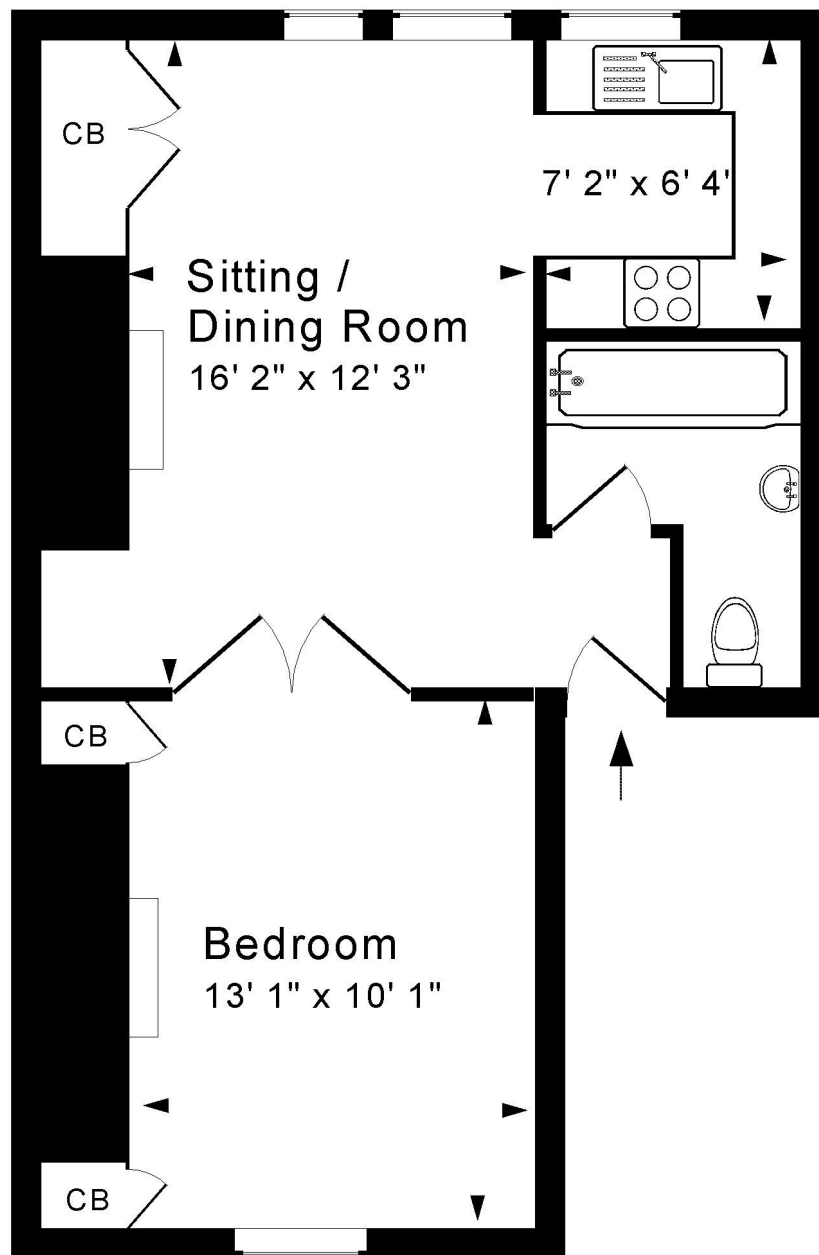
Bathroom

LOCATION

Park Street occupies a highly sought after and most convenient position. It is just a short walk into the very centre of the city and is close to Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). In addition to the countless shops and amenities in the middle of Bath, the deli, greengrocer, pub, chemist and newsagent in St James's Square are also very close to hand, whilst swift access to the M4 is available without having to cross the city.







First Floor

Approx. Gross Internal Floor Area 480 Sq. Ft. / 44 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026
 Drawing Number: 172-0916
 First Floor Flat, 8 Park Street, Bath, BA1 2TB.

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



Tenure: Share of Freehold
 (999 years from 25th March 1979)
Service Charge: £2,793.10 per annum
Annual reserve fund contribution - £200
Council Tax Band: 'B' £1,808.54 (2026/2027)

