



## Henbury House, Claverton Court, Bath BA2 6DN

Quietly situated first floor apartment with a balcony and garage.

2 large Bedrooms | Electric heating | Double glazed | Convenient for the University of Bath

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Phone: 01225 443322 | Email: [property@wildandlye.com](mailto:property@wildandlye.com)







Hall

**Video tour**  
[https://youtu.be/Lxbj-n\\_IXcU](https://youtu.be/Lxbj-n_IXcU)

**Tenure**  
Leasehold for 999 years from 1973

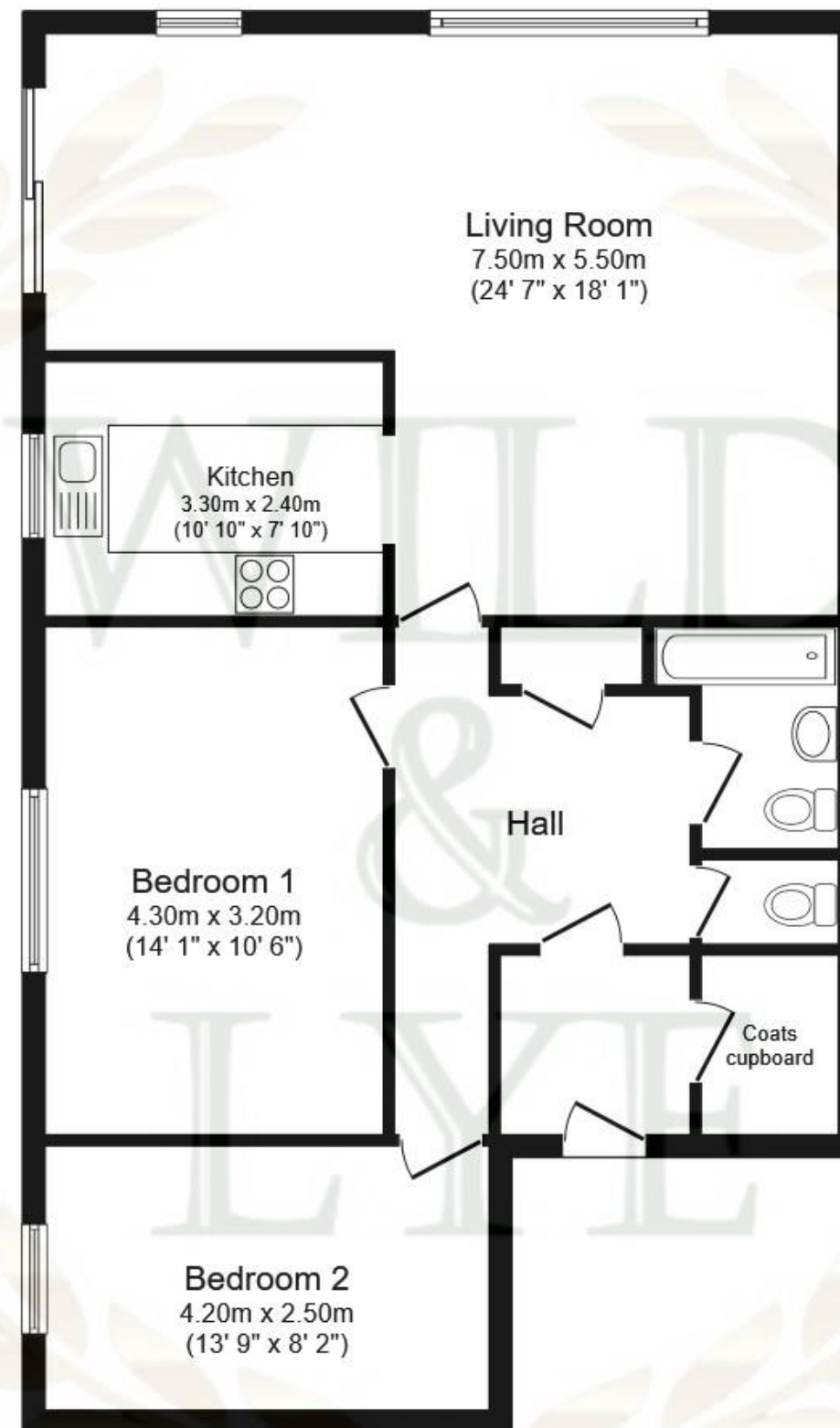
**Service Charge**  
Approximately £1,680 pa (includes Ground Rent)

**Council Tax**  
Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Arrange a viewing**  
01225 443322  
[www.wildandlye.com](http://www.wildandlye.com)

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**Ref: 2382**

Floor area 88.9 m<sup>2</sup> (957 sq.ft.)

**TOTAL: 88.9 m<sup>2</sup> (957 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Bedroom 1



Bedroom 2



Living Room