

whiteley helyar



601 ft²



double
bedroom



bathroom



permit
parking

Guide Price £325,000

Garden Flat, 31 New King Street, Bath, BA1 2BL

An elegant and stylish garden flat forming part of this Grade II Listed Georgian townhouse ideally positioned in this centrally located yet peaceful road in the heart of the city centre. This beautifully presented property offers bright and spacious accommodation and retains a number of delightful period features such as period fireplaces, bread ovens and sash windows.

ACCOMMODATION

entrance hall
kitchen/dining room with feature fireplace
sitting room with fireplace and doors to garden
spacious double aspect bedroom
en-suite bathroom
residents parking permit available

EXTERNALLY

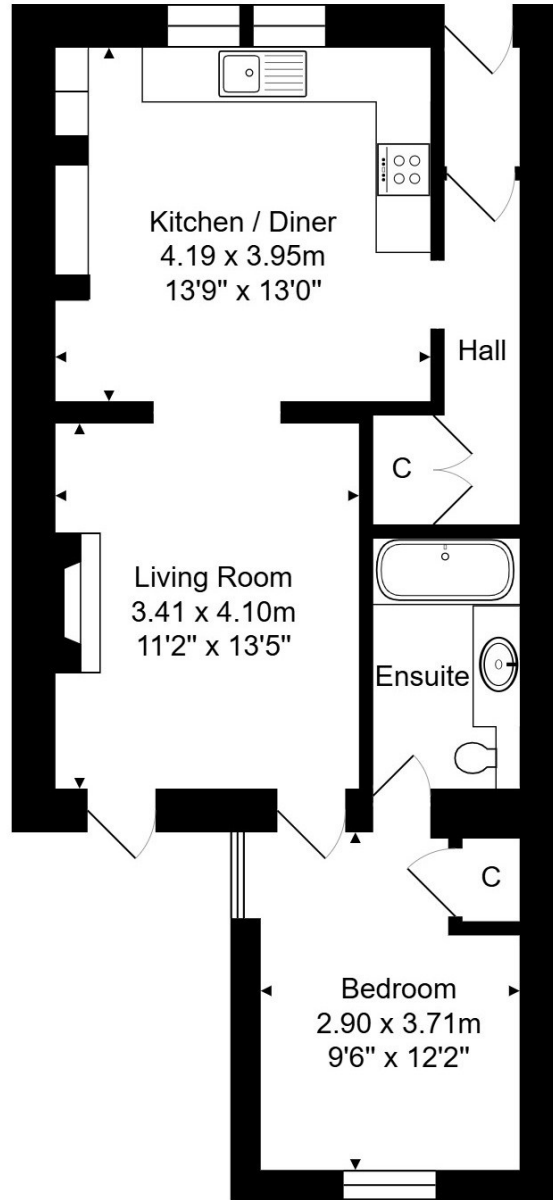
There is a south westerly facing private garden to the rear of the property laid to lawn and thoughtfully planted with an array of flowers and shrubs to borders complete with generous patio area providing great space to entertain.

LOCATION

New King Street occupies a convenient and popular position close to Sainsbury's supermarket and within easy strolling distance of the shops, amenities and Railway station in Bath. The property is also ideally placed for access to the river and Bristol and Bath Cycle Path affording easy access to the countryside.







Basement Flat

Total Area: 55.8 m² ... 601 ft²

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	63	
(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
Term: residue of a 999 year lease
Service Charge: £150 PCM
Council Tax Band: 'B' - £ 1,808.54 (2026/27)