

whiteley helyar



500 ft²



double bedroom



shower room



street parking

Guide Price £400,000

Flat 3, John Wood Apartments, 1-2 Wood Street, Bath, BA1 2JQ

A bright and beautifully presented first floor apartment within this prime city centre location enjoying views over Queens Square. This charming grade I listed building has been refurbished in recent years to a high standard and unusually benefits from a long lease permitting holiday lets.

ACCOMMODATION

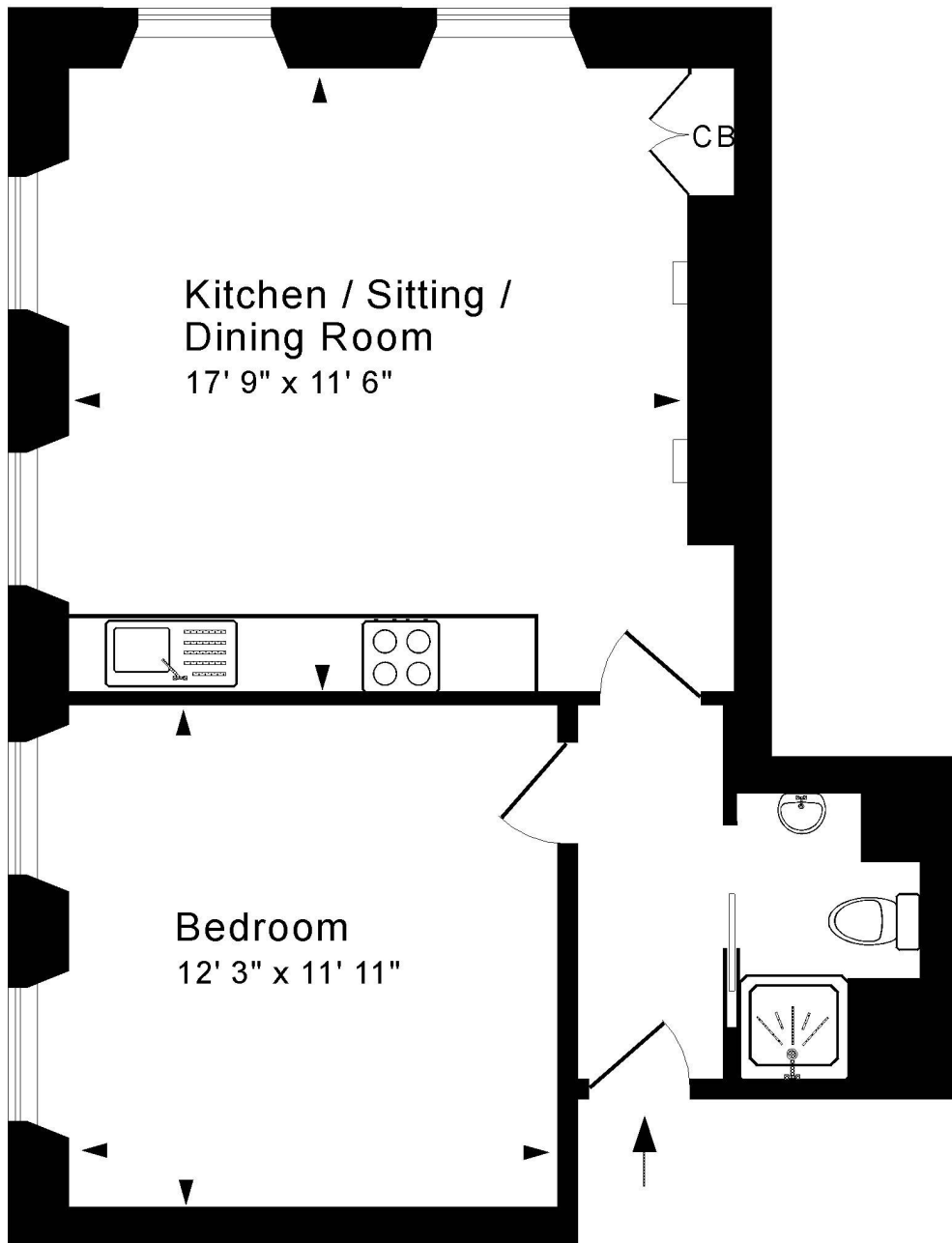
intercom controlled communal entrance hall
entrance hall
spacious double bedroom
double aspect sitting/kitchen dining room with feature fireplace
stylish shower room

LOCATION

The apartment occupies a highly select and most convenient position in the very centre of Bath. In addition to the countless nearby shops and amenities, the property is within walking distance of Bath Spa Railway Station and Bath Rugby Recreation Ground and is next to the tranquil Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). Swift access to the M4 is also available without having to cross the city.







Approx. Gross Internal Floor Area 500 Sq. Ft. / 46 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0810
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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	38	38
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Leasehold

Lease length: 999 years from 2016

Service Charge: £3,600 PA

Ground Rent: £350 PA

Council Tax Band: 2026/27 - 'B' = £1,808.54