



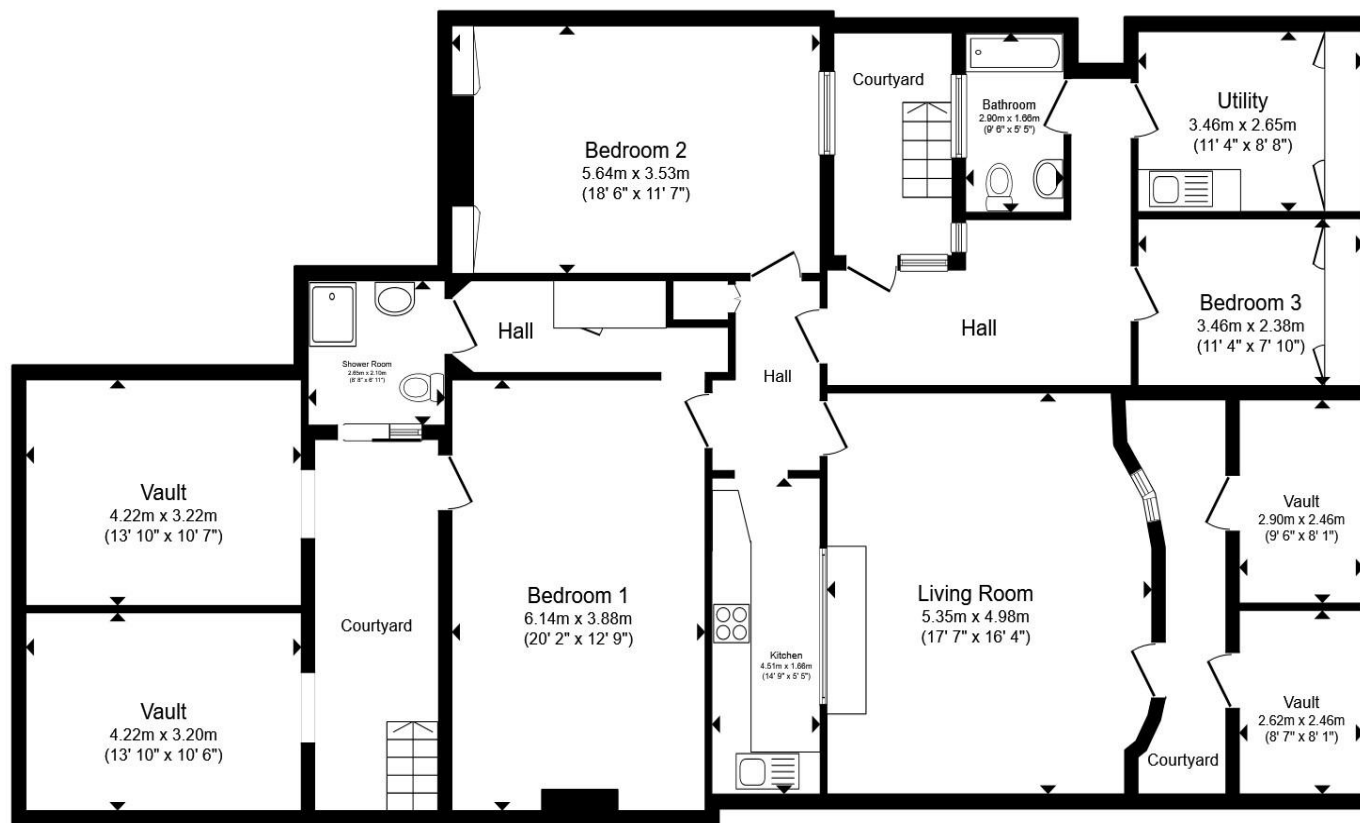
Basement Flat, Sion Hill Place, Bath, BA1 5SJ

welcome to

Basement Flat, Sion Hill Place, Bath

Tucked away in one of Bath's most desirable residential locations, this beautifully presented three-bedroom basement apartment offers stylish and spacious accommodation.





Basement

Total floor area 166.3 m² (1,791 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Situated in one of Bath's most sought-after locations, this beautifully presented three-bedroom basement apartment offers stylish, modern accommodation throughout. The property features three well-proportioned bedrooms, two contemporary bathrooms, a useful utility room, and vault storage, providing both comfort and practicality.

French doors open onto a private courtyard garden, creating a delightful outdoor space ideal for relaxing, entertaining, or enjoying a morning coffee. Finished to a high standard, the apartment would make an excellent second home, pied-à-terre, or permanent residence, the property offers a wonderful balance of tranquillity and convenience.

Sion Hill Place enjoys a prime position on Bath's desirable northern slopes, within easy reach of the city centre, excellent local amenities, independent cafés, and shops. Bath Spa railway station provides direct services to London Paddington and Bristol Temple Meads, while regular bus routes and convenient road links via the A4 and M4 offer excellent connectivity.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Basement Flat, Sion Hill Place, Bath

- Three-bedroom apartment.
- Two modern bathrooms.
- Utility room.
- Vault storage.
- Private courtyard garden.

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 3600.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£635,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110968



Property Ref:
BAT110968 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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