



Bathwick Street, Bath BA2 6PA

**For Sale** - £335,000





This sumptuous one bedroom apartment is impressive throughout and registered as a Holiday Let. Elegantly proportioned and with high ceilings on the first floor of this centrally located Grade II Listed Georgian townhouse, this is what living in Bath is all about. The best of the best.





### **Property features**

Gas central heating | Kitchen with gas hob, oven, integral fridge  
| Engineered wood flooring | Secondary glazed front sash  
windows | Zone 1 permit parking for residents (available to  
purchase from B&NES)

Bathwick is popular with a variety of different age groups as  
there really is something for everyone. Close to beautiful parks  
(Sydney Gardens and Henrietta Park), walks along the canal,  
two of the best schools in Bath (King Edwards and Bathwick St.  
Mary). The city centre, train and bus stations, are within a short  
and level walk.

### **Tenure**

999 year lease from December 1982

### **Service Charge**

Approx. £2,000 p.a. and Ground Rent of £20 p.a.

### **Council Tax**

Band B

### **Arrange a viewing**

01225 443322

[www.wildandlye.com](http://www.wildandlye.com)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Total floor area 42.9 sq.m. (461 sq.ft.) approx

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