whiteley helyar



1,150 ft²

2 double bedrooms

2 bath / shower rooms

resident's permit parking

Guide Price £425,000

Flat 1, 8 Portland Place, Bath, BA1 2RU

A two bedroom, two bathroom courtyard apartment, beautifully presented, in a sought-after location behind the Royal Crescent and offered with no onward chain. Accessed via a private entrance, the flat has a split-level courtyard to the rear, as well as a very useful separate vaulted utility room/store.

ACCOMMODATION

- Entrance lobby
- Sitting/dining room with impressive fireplace, open plan to:
- Modern fitted kitchen with integrated appliances
- Principle bedroom with a further fireplace and en-suite bathroom
- Further vaulted double bedroom with access to the courtyard
- Shower room

EXTERNALLY

Gated steps lead down from the pavement to a communal courtyard, from which the utility room is accessed and where the front door to the flat is located. At the back of the property, glazed double doors open from the second bedroom to a private courtyard which is arranged over two levels.

LOCATION

The apartment is well positioned on the lower northern slopes of Bath and just a short walk from Royal Crescent and the Royal Victoria Park (with its Botanical Gardens, extensive children's play areas, café, tennis courts and golf). The shops, galleries and restaurants in Margaret's Buildings and Brock Street are very close by, whilst the numerous amenities in the very centre of Bath are within a quick stroll. Easy access to Junction 18 of the M4 is also available without having to cross the city.



















Approx. Gross Internal Floor Area: 1,150 Sq. Ft. / 107 Sq M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

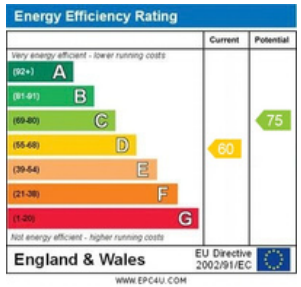
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Drawing Number: 173-315

Courtyard Apartment, 8 Portland Place, Bath, BA1 2RU



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Tenure - Leasehold
Service Charge- £189.61 per calander month
& an additional - £50 (sinking fund)
Council Tax band 'D' - £2,325.27 (26/27)

