

# whiteley helyar



1,235 ft<sup>2</sup>



2 double  
bedrooms



bathroom &  
en-suite shower



street parking

Guide Price                      £450,000

Flat 2, 153 Newbridge Hill, Bath, BA1 3PX

A bright and spacious ground floor apartment offering over 1,200 square feet of beautifully presented accommodation. This charming Victorian property retains a number of delightful features such as high ceilings, bay windows, feature fireplaces and sash windows and a lovely open aspect to the rear.

### ACCOMMODATION

entrance porch  
spacious reception hall  
19ft sitting dining room

14ft kitchen breakfast room  
two double bedrooms  
attractive fitted bathroom and en-suite shower room

### EXTERNALLY

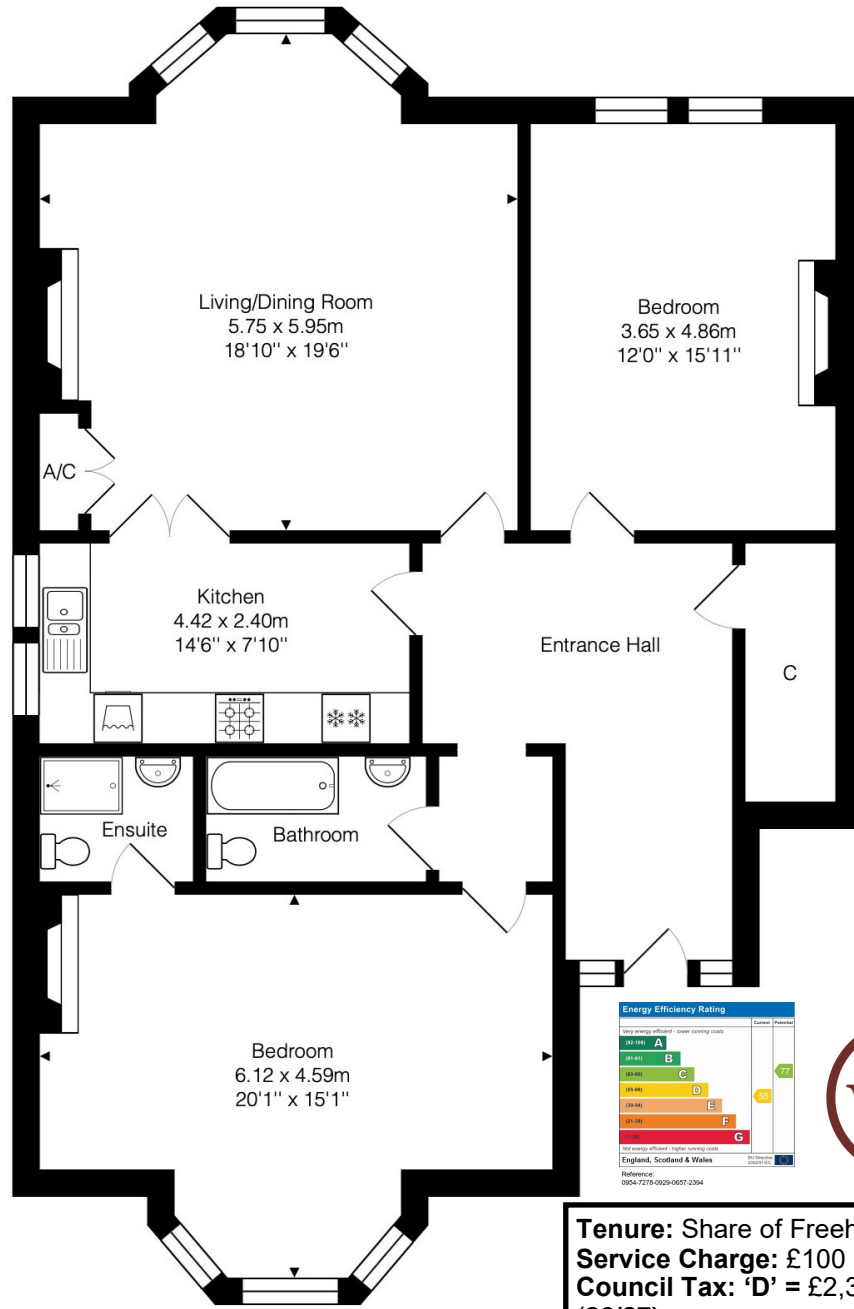
The property benefits from a small low maintenance area of garden to the front laid to gravel.

### LOCATION

The flat occupies a very convenient and sought after position within a very short level walk of the various shops and amenities both in Chelsea Road and Weston Village. The apartment is also well served by a frequent bus service into the city centre (just over a mile away), whilst easy access to the M4 is available without having to cross the city.







Energy Efficiency Rating	
Current	Potential
<small>Not energy efficient - higher running costs</small> 10-15% <b>A</b>	
<small>Energy efficient - lower running costs</small> 16-20% <b>B</b>	
<small>Energy efficient - lower running costs</small> 21-25% <b>C</b>	
<small>Energy efficient - lower running costs</small> 26-30% <b>D</b>	
<small>Energy efficient - lower running costs</small> 31-35% <b>E</b>	
<small>Energy efficient - lower running costs</small> 36-40% <b>F</b>	
<small>Not energy efficient - higher running costs</small> 41-45% <b>G</b>	
77	55
<small>England, Scotland &amp; Wales</small> <small>Reference: 0954-7278-0929-0057-2364</small>	



**Tenure:** Share of Freehold  
**Service Charge:** £100 Pcm  
**Council Tax:** 'D' = £2,325.27  
**(26/27)**

Total Area: 114.8 m<sup>2</sup> ... 1235 ft<sup>2</sup>

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. Area includes internal and external wall thickness

