

whiteley helyar



859 ft²



2 bedrooms



bathroom &
en-suite shower



residents' permit
parking

Guide Price £475,000

Flat 3, 4 Cavendish Place, Bath, BA1 2UB

A well-presented first floor apartment in this most sought after and elegant terrace of Listed townhouses, peacefully located next to the park and just a short walk from the very centre of Bath. This beautiful apartment benefits from many delightful features such as a period fireplace, high ceilings, window shutters, double doors opening to a private west facing balcony enjoying stunning views and is offered with no onward chain.

ACCOMMODATION

charming communal entrance hall
stylish open plan kitchen
sitting room with double doors to balcony
double bedroom with en-suite shower
bedroom two with large mezzanine providing space for double bed
remodeled bathroom
gas fired heating

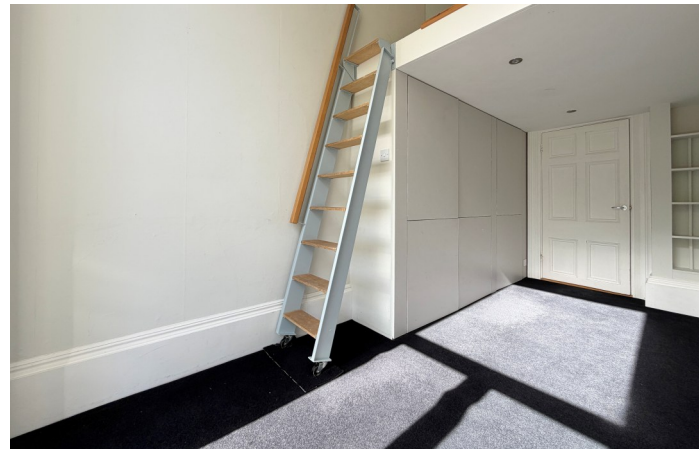
EXTERNALLY

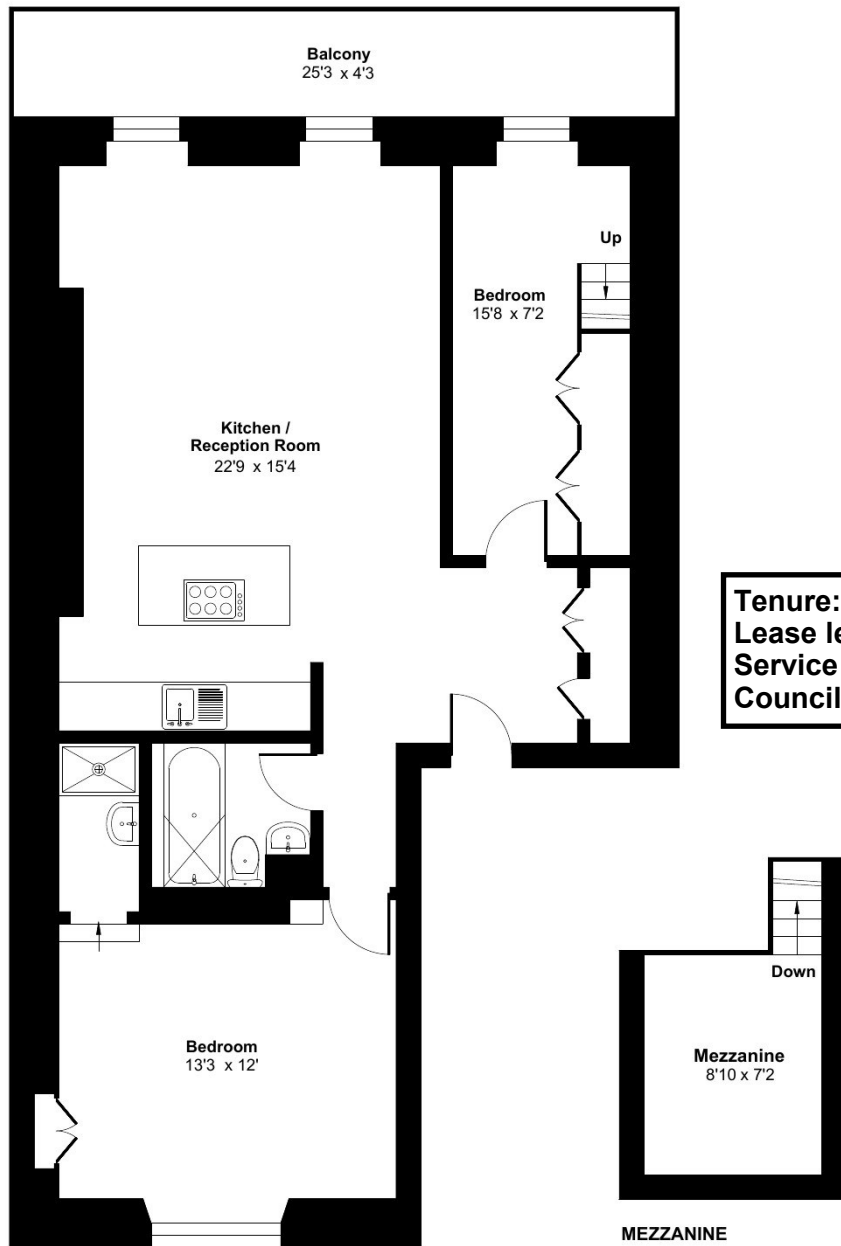
The apartment benefits from a small, private West facing balcony – a lovely place to sit out and enjoy the sunshine and the fabulous views of the park. Parking is 'on street' with residents' permits (zone 7).

LOCATION

Cavendish Place occupies a highly select and most convenient position, overlooking parkland. It is just a short walk into the very centre of the city, next to Royal Victoria Park with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area. In addition to the countless shops and amenities in the middle of Bath, the deli, greengrocer, pub, chemist and newsagent in St James's Square are also very close to hand, whilst swift access to the M4 is available without having to cross the city.







GROUND FLOOR

Approximate Area = 859 sq ft / 79.8 sq m

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.



Tenure: Leasehold
Lease length: approximately 900 year lease
Service charge: £250 PCM 26/27
Council Tax Band: 'D' = £2,325.27 26/27

