

# whiteley helyar



615 ft<sup>2</sup>



2 bedrooms



shower room



residents permit

Guide Price                      £385,000

Flat 3, 17 Brock Street, Bath, BA1 2LW

A bright and beautifully presented second floor apartment forming part of this impressive Grade II Listed Georgian building positioned between The Royal Crescent and The Circus. This charming apartment benefits from the many delightful features such as period fireplaces, window shutters, sash windows, exposed floorboards and high ceilings and enjoys southerly views over parkland to the rear.

### ACCOMMODATION

recently renovated communal lobby  
entrance hall with recessed shelving  
shower room with hidden cupboards  
sitting/dining room with feature fireplace and bespoke handcrafted shelves

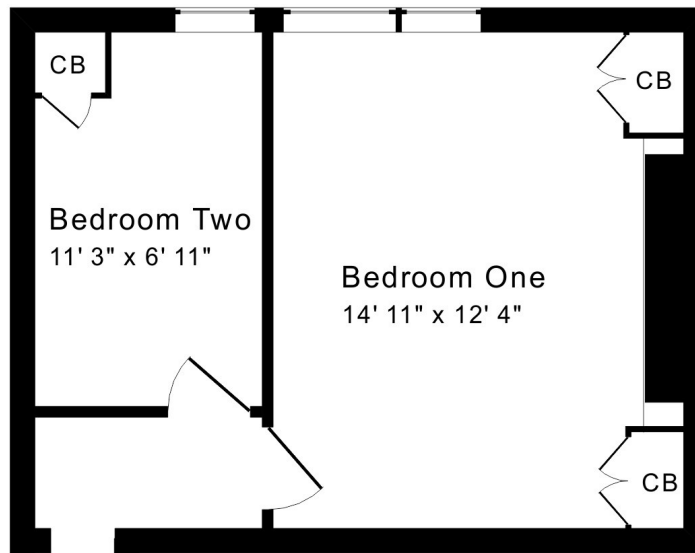
kitchen with floor to ceiling units and integrated appliances including dishwasher  
main bedroom with feature fireplace, views of the Royal Crescent & lit artisan wardrobes  
second bedroom with integrated storage and office area

### LOCATION

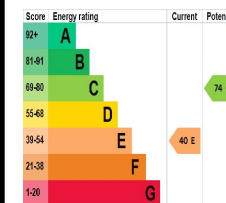
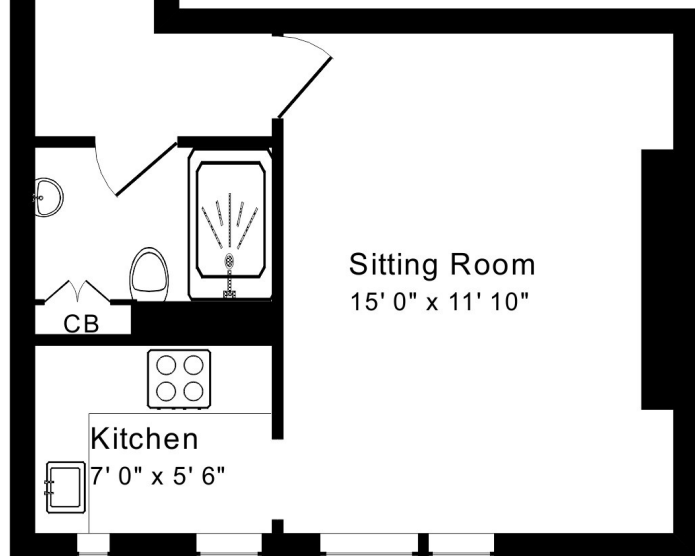
Nestled in this exclusive location between The Circus and The Royal Crescent this apartment is conveniently placed for pleasant walks through Royal Victoria Park as well as within easy reach of the vast amenities Bath city centre has to offer including Bath Spa Railway Station offering links to London (Paddington) in 90 minutes, Bristol Temple Meads and the West Country Network.







**Tenure :-** Share of freehold  
**Service Charge:-** £1,683 26/27  
**Council Tax Band :-** 'C' = £2,067 26/27



## Second Floor

Approx. Gross Internal Floor Area 615 Sq. Ft. / 57 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated

