

whiteley helyar



1,371 ft²



2 double
bedrooms



shower room



residents
parking permits
available

Guide Price £550,000

7a Cavendish Place, Bath, BA1 2UB

A well refurbished and presented, laterally converted apartment with a charming garden in this most sought after and elegant terrace of Listed houses, peacefully located next to the park and just a short walk from the very centre of Bath. The property benefits from its own private entrance, whilst a single garage is available by separate negotiation.

ACCOMMODATION

2 double bedrooms
large sitting room
vaulted private entrance

shower room
kitchen/breakfast room
gas fired heating

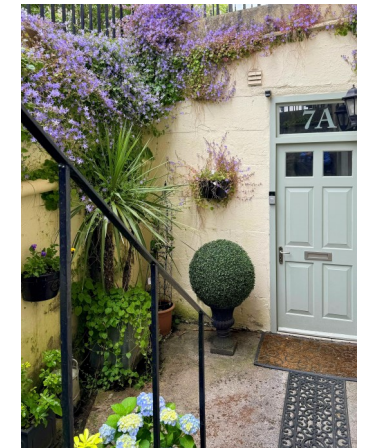
EXTERNALLY

The apartment is approached across a small private courtyard and down a short flight of steps from the pavement. There is a storage cupboard and 2 unconverted vaults. To the rear of the property and from the door in the kitchen, there is a delightful private garden, being walled, mostly gravelled with a number of ornamental shrubs and bushes - a lovely place for outside dining. In addition to this garden there are attractive and well tended communal gardens and a single garage (available by separate negotiation). Parking is 'on street', by means of permits (zone 7).

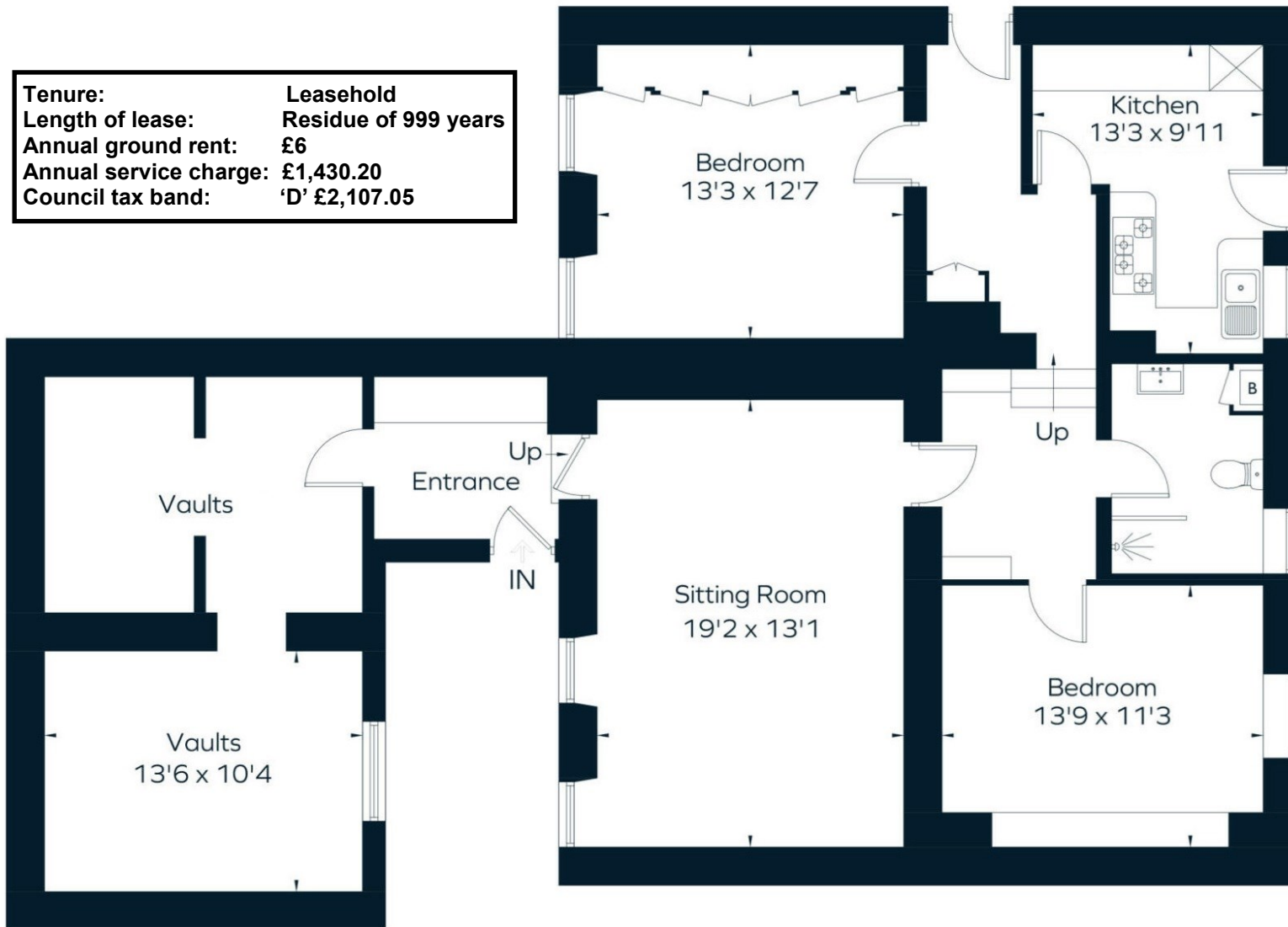
LOCATION

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 and is 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.





Tenure:	Leasehold
Length of lease:	Residue of 999 years
Annual ground rent:	£6
Annual service charge:	£1,430.20
Council tax band:	'D' £2,107.05



Approximate Area = 127.4 sq m / 1371 sq ft

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

