

whiteley helyar



754 ft²



2 double bedrooms



bathroom



off street parking

Guide Price £450,000

21 The Regina, Bennett Street, Bath, BA1 2QE

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DESCRIPTION

A particularly light and bright upper maisonette with a private parking space in this most sought after, central location adjacent to The Circus and Assembly Rooms and enjoying a fabulous southerly aspect and open view.

ACCOMMODATION

2 double bedrooms
large living room
gas fired heating

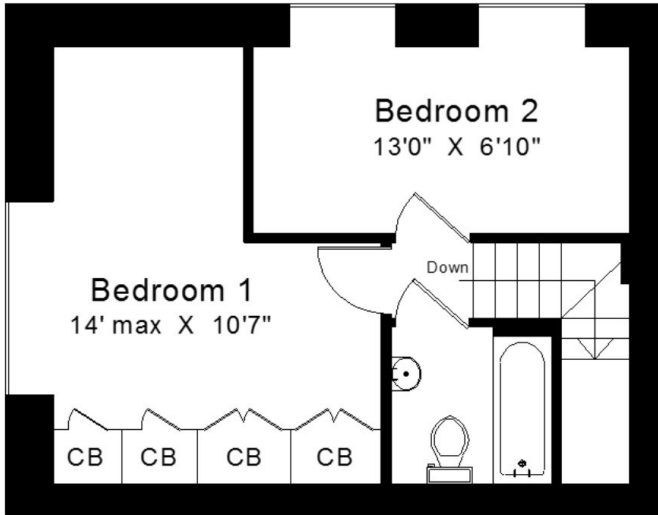
bathroom
kitchen with breakfast bar

LOCATION

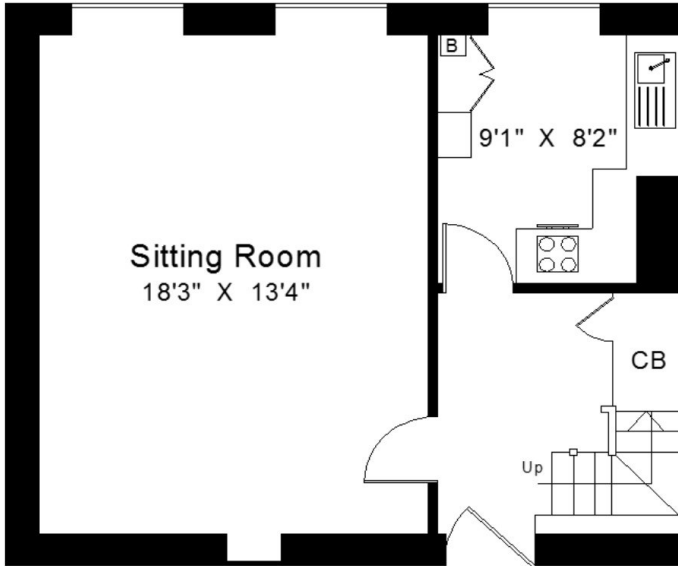
The apartment occupies a wonderful and highly convenient position on the corner of Russel Street and Bennet Street. It is close to Royal Victoria Park (with its Botanical Gardens, extensive children's play areas, café, tennis courts and golf), whilst the numerous shops, galleries, restaurants and amenities in Margaret's Buildings, Brock Street and the very centre of Bath are all within a very short walk.







Top Floor



Second Floor

Approx. Gross Internal Area 754 sq. Ft. (70.05 sq. m)
For indicative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold
Length of lease: Residue of 999 years from 1985
Annual ground rent: £25
Annual service charge: 2022/23 - £1221.66
Council tax band: 'C' £1,785.37