

whiteley helyar



1,170 ft²



1/2 bedrooms



shower room



residents parking
permits available

Guide Price £450,000

Flat D, 17 Marlborough Buildings, Bath, BA1 2LY

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A fabulous and particularly spacious (1,170 square feet) maisonette occupying the top 2 floors of an elegant Georgian townhouse in this highly sought after location, enjoying wonderful views over the adjacent allotments and to Royal Victoria Park, right next to the Royal Crescent and on the very edge of the city centre.

ACCOMMODATION

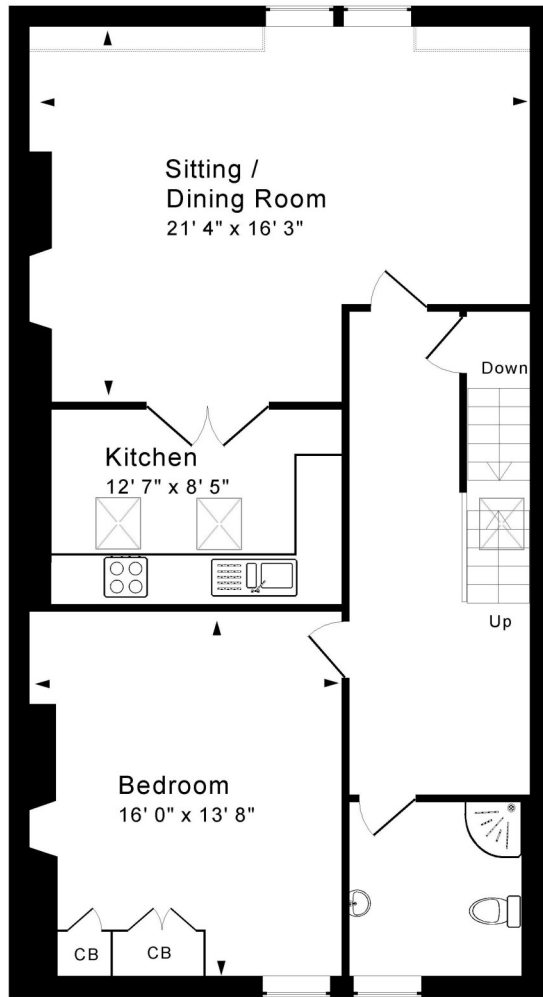
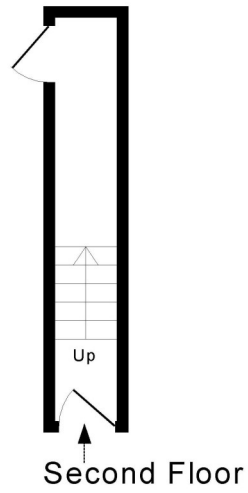
double bedroom
further double open mezzanine bedroom/office
bathroom
large sitting/dining room
kitchen
gas fired heating
residents parking permits (Zone 7)

LOCATION

Marlborough Buildings occupies an extremely popular and most convenient position. It is a very 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. The apartment is just around the corner from the popular Marlborough Tavern and is close to a wealth of local amenities including the deli, greengrocer, chemist and newsagent of St James's Square. Swift access is also available to both Bristol and the M4, without crossing the city.

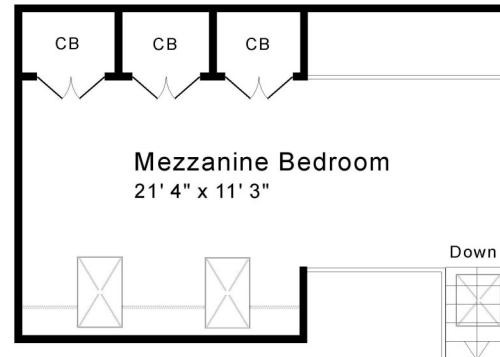






Third Floor

Tenure: Share of freehold
Annual service charge: £840
Council tax band: D = £2,008.55 PA



Top Floor

Approx. Gross Internal Floor Area 1,170 Sq. Ft. / 109 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 59 | 78 |
| EU Directive 2002/91/EC | | | |

