

# whiteley helyar



1,220 ft<sup>2</sup>



2 double bedrooms



2 bathrooms



private parking  
for 2/3 vehicles

Guide Price                      £500,000

Flat 1, Meadow View, 8 Kelston Road, Bath, BA1 3QN

A particularly spacious, elegant and substantial 2 double bedroom apartment on the ground floor of a very fine detached period house (which isn't Listed) in this most sought after, convenient yet quiet position on the Western outskirts of the city. The property has many wonderful original and desirable features and offers parking for 2 or 3 cars, as well as a lovely private garden.

### ACCOMMODATION

2 large bedrooms  
kitchen/dining room  
2 bathrooms

stunning living room  
gas fired heating

### EXTERNALLY

The property stands in lawned communal gardens, with each flat having allocated parking and access to the gated bin/recycling area. Apartment 1 benefits from additional parking, together with a super private garden to 2 sides, with grass, gravelled seating areas, shrubs and bushes.

### LOCATION

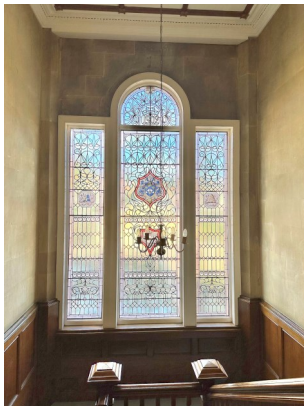
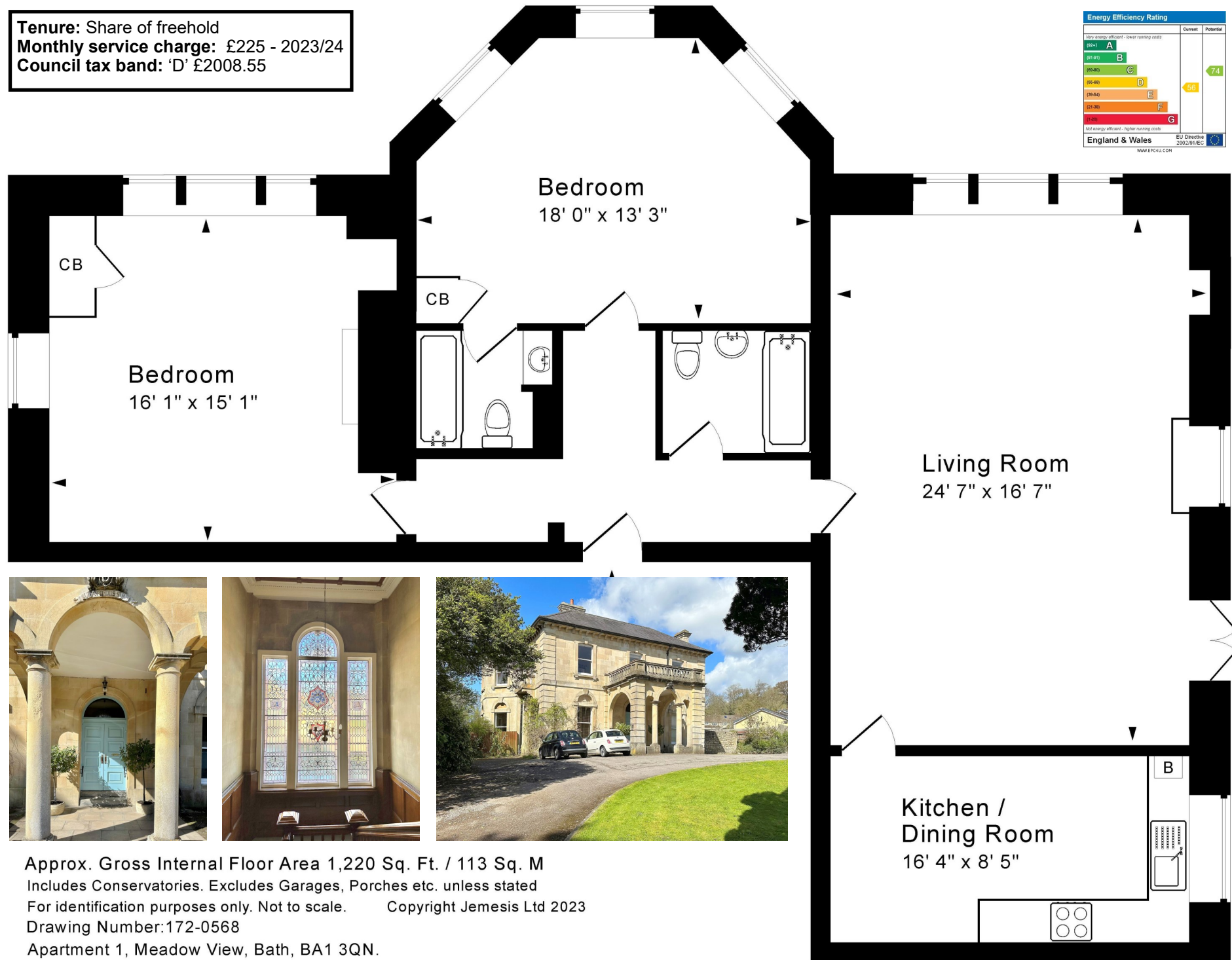
Meadow View is a wonderful Victorian house with a stunning oak panelled entrance hall, in this handy and popular location, within an easy stroll of the various shops and amenities in Weston Village. Great walks up Kelston Roundhill or along the river and cycle path are close at hand, the centre of Bath is within 3 miles (well served by buses) and swift access to the M4 is available without having to cross the city.





**Tenure:** Share of freehold  
**Monthly service charge:** £225 - 2023/24  
**Council tax band:** 'D' £2008.55

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			



Approx. Gross Internal Floor Area 1,220 Sq. Ft. / 113 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number: 172-0568  
 Apartment 1, Meadow View, Bath, BA1 3QN.