

whiteley helyar



695 ft²



2 bedrooms



bathroom



allocated
parking space

Guide Price £285,000

14 Henrietta Court, Bathwick Street, Bath, BA2 6PG

A well presented two double bedroom first floor apartment with allocated parking space positioned in this convenient location within level walk distance of the city centre and Henrietta park.

ACCOMMODATION

entrance hall
19ft sitting/dining room
kitchen
two double bedrooms
bathroom
replacement double glazed windows
allocated parking space

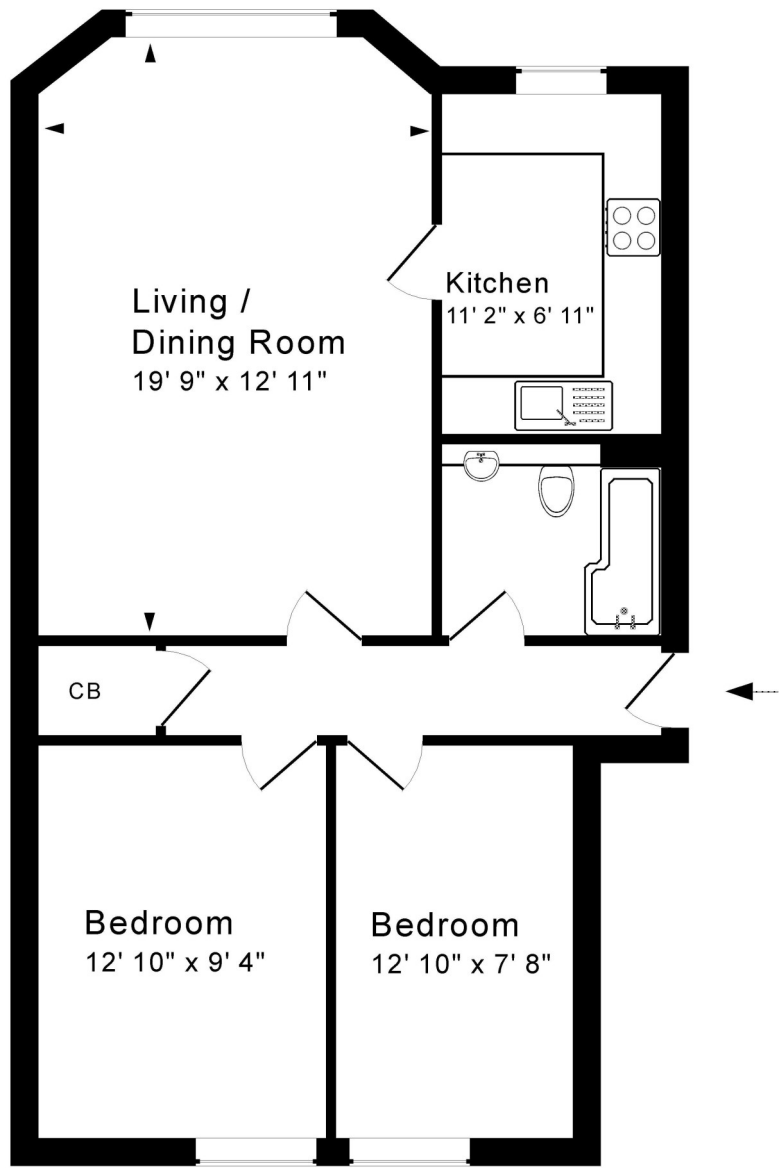
LOCATION

This property occupies a highly convenient and popular location, close to Sydney Gardens, Henrietta Park and the Kennet and Avon Canal. The heart of the city (with its wide range of shops, cafe's and restaurants, Bath Spa Railway Station, The Recreation Rugby Ground and other amenities) are all within easy, flat, walking distance.





Tenure: Share of freehold
Annual service charge: £1200
Council tax band: 'C' £1,696.83



Ground Floor

Approx. Gross Internal Floor Area 695 Sq. Ft. / 65 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023
 Drawing Number: 172-0557
 14 Henrietta Court, Bathwick Street, Bath, BA2 6PG.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

