

whiteley helyar



1,270 ft²
plus large vaulted cellars



3 bedrooms



bathroom



permit parking

Guide Price £700,000

6 Park Lane, Bath, BA1 2XG

An excellent Grade II Listed Georgian town house in this highly desirable and most convenient location just a short level walk from the city centre and overlooking Royal Victoria Park. Standing in a lovely west facing walled garden, the house has been refurbished to a particularly high standard, is beautifully presented and retains numerous fine and original period features.

ACCOMMODATION

3 bedrooms
sitting room with feature fireplace and woodburner
stylish kitchen
gas fired heating
bathroom
dining room
useful vaults and store room
parking permits available (zone 12)

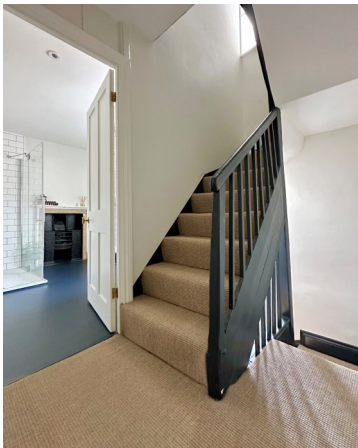
EXTERNALLY

The property stands in delightful, enclosed, west facing rear gardens. They are almost level, mainly walled and laid to lawn with lovely paved and gravelled terraces - perfect for alfresco dining - together with flower and herbaceous borders including box and lavender hedging.

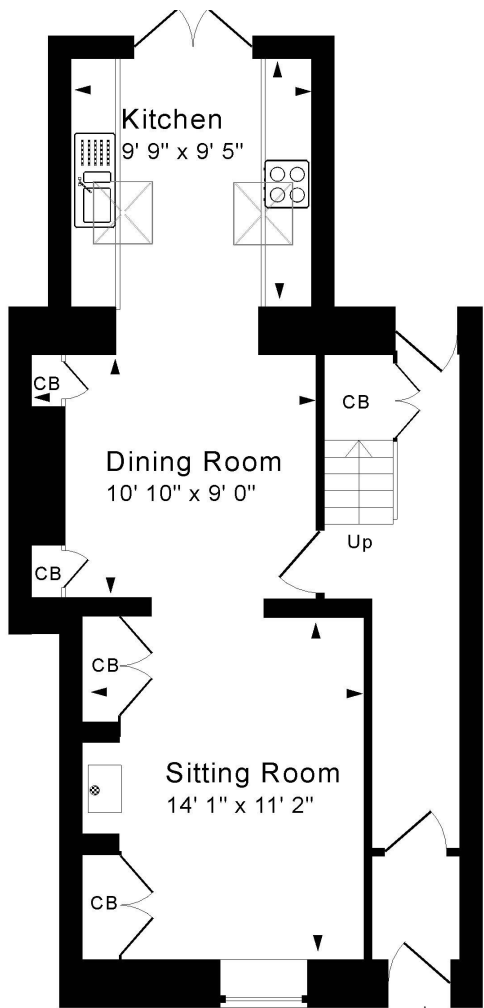
LOCATION

The house occupies a wonderful and most convenient position opposite Royal Victoria Park, with its fabulous grounds, Botanical Gardens and impressive children's play area. The very centre of Bath - with its comprehensive range of shops, restaurants and amenities - is just a short walk away (through the park), whilst swift access to the M4 is available without having to cross the city.

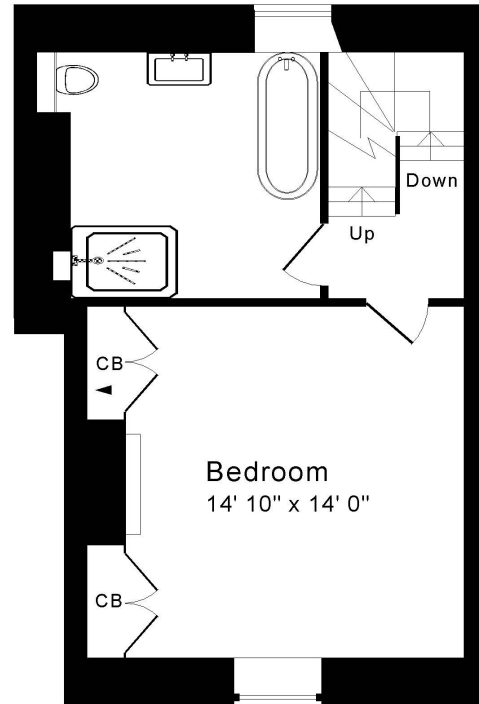




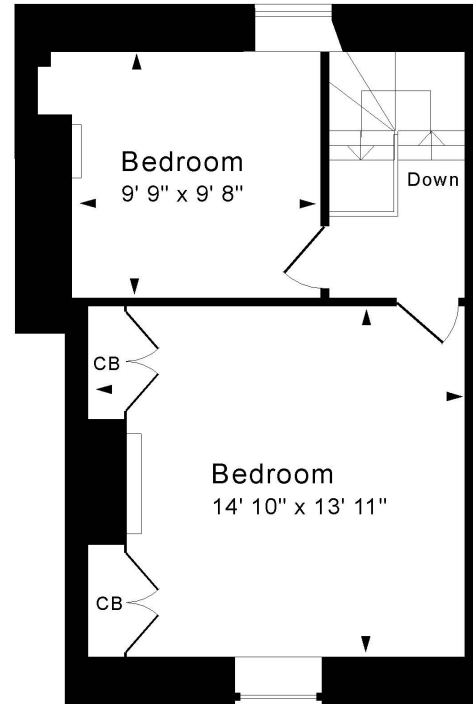
Tenure: Freehold
Council tax band: 'C' £1,785.37



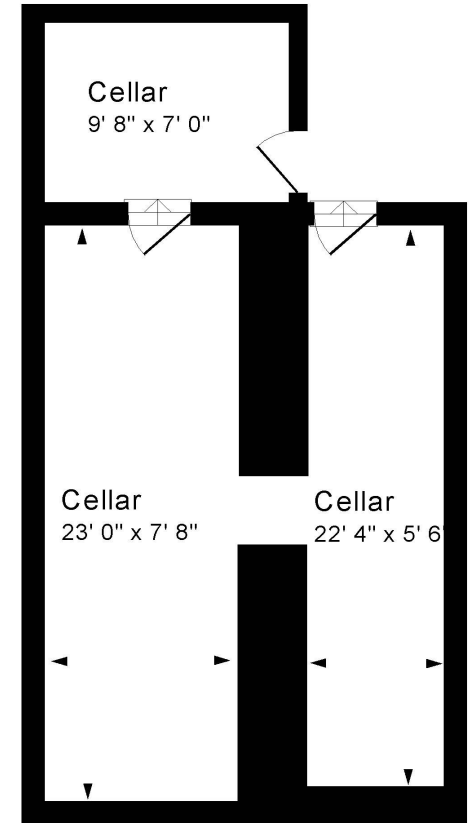
Ground Floor



First Floor



Second Floor



Cellars

Approx. Gross Internal Floor Area 1,270 Sq. Ft. / 118 Sq. M
Excludes Cellars

