

# whiteley helyar



1,080 ft<sup>2</sup>



3 bedrooms



bathroom &  
cloakroom



garage & visitor  
parking

Guide Price                      £550,000

13 Clan House, Sydney Road, Bath, BA2 6NS



A rare opportunity to purchase a three bedroom ground floor apartment within this highly sought after development enjoying wonderful widespread views across the beautifully tended gardens and the city centre beyond.

### ACCOMMODATION

3 bedrooms  
18 ft living room with sliding door to a balcony  
14 ft kitchen/breakfast room  
dining area  
bathroom  
separate cloakroom  
gas fired heating  
garage  
additional visitor parking

### EXTERNALLY

The apartment stands in delightful and extensive communal park-like gardens, which are mostly laid to lawn with various mature shrubs, bushes, trees and hedging. There is a single garage together with a number of visitor parking spaces.

### LOCATION

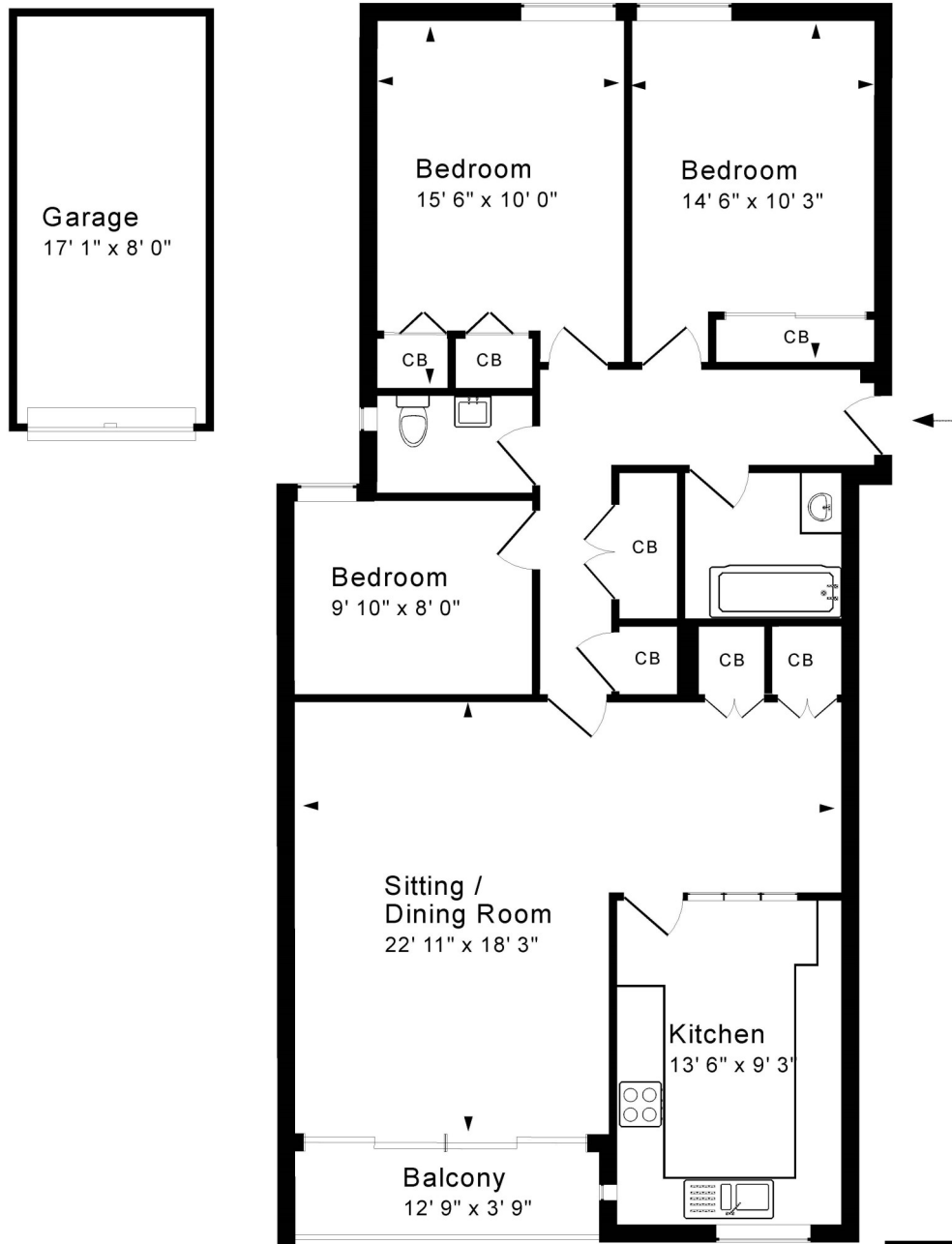
Clan House enjoys an enviable location, adjacent to the Bath Spa Hotel and Sydney Gardens. The city centre - with its railway station, Bath Rugby and countless shops and amenities - is just a short (fairly level!) walk away, whilst lovely strolls around Henrietta and Sydney Gardens, along the Kennett and Avon Canal towpath, or through fantastic National Trust Woodland and fields are all close at hand.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1,080 Sq. Ft. / 100 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023  
 Drawing Number: 172-0603  
 13 Clan House, Sydney Road, Bath, BA2 6NS.

**Tenure: Share of freehold**  
**Length of lease: 999 from 1974**  
**Annual service charge: £942.50 per 1/4**  
**Council tax band: 'F' £2,901.24**