

# whiteley helyar



730 ft<sup>2</sup>



2 double bedrooms



shower room



garage &  
additional  
parking

Guide Price                      £350,000

7 St. Patricks Court, Bath, BA2 6ER

A well-presented two double bedroom top floor apartment, located on the lower part of the sought after Bathwick Hill, with stunning panoramic views and no onward chain. A balcony, accessed from the reception room, provides the perfect spot to sit and admire those incredible views, whilst the flat also has the benefit of a single garage.

### ACCOMMODATION

sitting/dining with balcony offering stunning views  
kitchen  
two double bedrooms with fitted Sharps wardrobes  
shower room

### EXTERNALLY

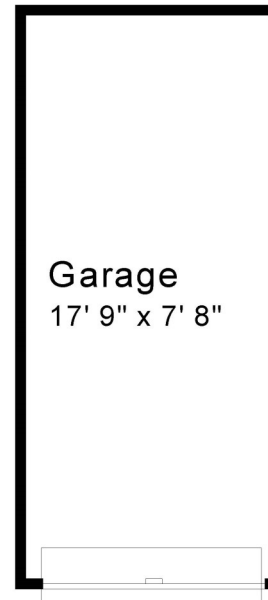
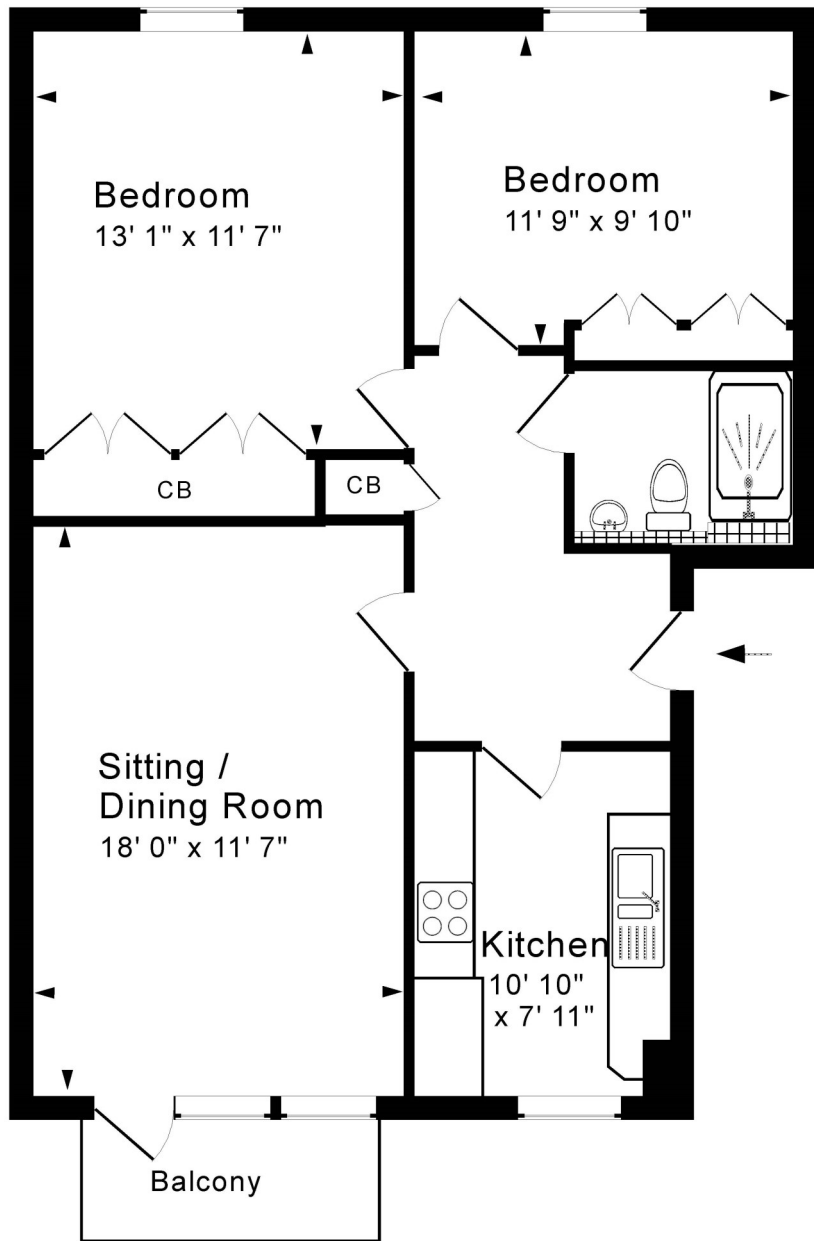
Immediately adjacent to the communal front door is the single garage, which offers a great storage option as well as space for a small car. Across the driveway, a lawned communal garden, enclosed by mature hedging, provides a secluded spot to while away some time. There are also additional parking spaces for visitors and residents alike.

### LOCATION

Bathwick Hill is a highly convenient and sought after street in Bath, lined with historic properties, leading up from the A36 towards the University of Bath, with wonderful views over the city. There is a Tesco Express and coffee shop close to the flat, whilst the centre of Bath (with its railway station and countless excellent shops and amenities) is only a short half a mile or so walk away - also served by a regular bus service.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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	



Approx. Gross Internal Floor Area 730 Sq. Ft. / 68 Sq. M  
 Excludes Garage  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023  
 Drawing Number:172-0601  
 7 St Patricks Court, Darlington Place, Bath, BA2 6ER.

**Tenure: Leasehold**  
**Length of lease: Residue of 999 years from 1967**  
**Annual ground rent: £15.75**  
**Annual service charge: £2,100**  
**Council tax band: 'C' £1,785.37**