

# whiteley helyar



*1,205ft<sup>2</sup>*



*3 bedrooms*



*2 bathrooms*



*garage & visitor  
parking*

Guide Price                      £600,000

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



A bright and spacious three bedroom first floor apartment (serviced by a lift) within this highly sought after development enjoying wonderful widespread views across the city and beautifully tended gardens.

### ACCOMMODATION

3 bedrooms  
24 ft living room with sliding door to a balcony  
double aspect 22ft kitchen/dining room

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

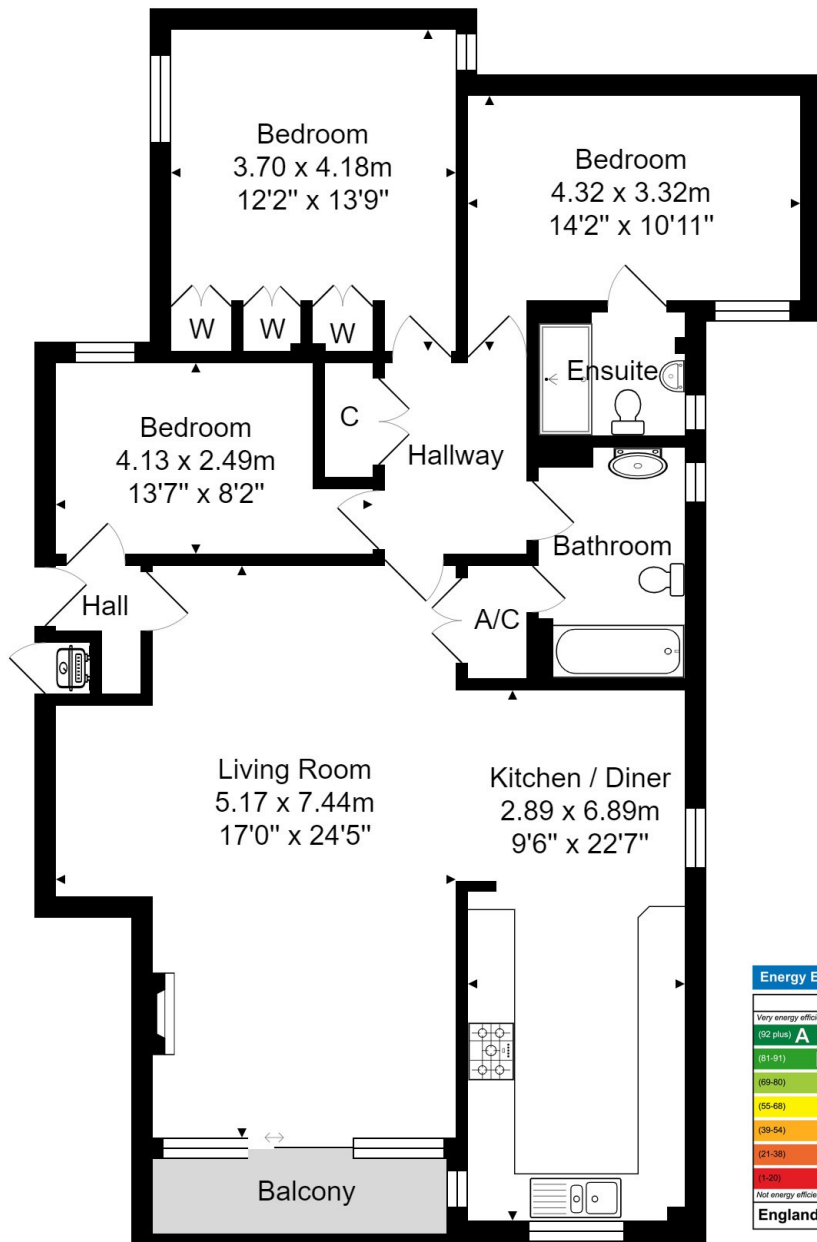
Clan House enjoys an enviable location, adjacent to the Bath Spa Hotel and Sydney Gardens. The city centre - with its railway station, Bath Rugby and countless shops and amenities - is just a short (fairly level!) walk away, whilst lovely strolls around Henrietta and Sydney Gardens, along the Kennett 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	77
		EU Directive 2002/91/EC	



Total Area: 112.0 m<sup>2</sup> ... 1205 ft<sup>2</sup> (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcassessments.co.uk

**Tenure: Share of freehold**  
**Length of lease: 999 from 1974**  
**Annual service charge: £830 per 1/4**  
**Council tax band: 'F' £2,901.24**