

# whiteley helyar



855 ft<sup>2</sup>



2 bedrooms



bathroom



Residents  
parking permit

Guide Price                      £600,000

Ground Floor Apartment, 13 Russell Street, Bath, BA1 2QF

An impressive ground floor, two double bedroom, garden flat in this most central of locations, offered with no onward chain. The reception room offers a wonderfully elegant space to relax, with the expected high ceilings and period detail, whilst the extensive private garden is accessed by 'French Windows' from the central hallway.

### ACCOMMODATION

sitting/dining room  
kitchen  
two double bedrooms  
bathroom

### EXTERNALLY

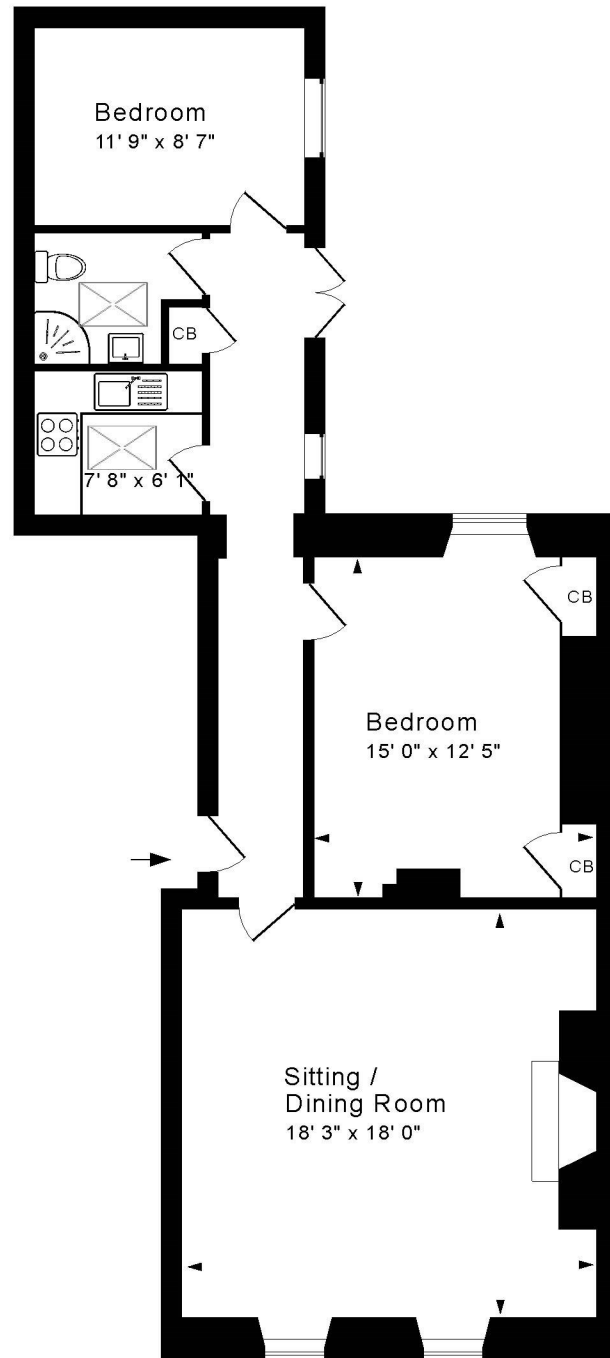
Once into the garden, a patio area provides a very private spot to enjoy a morning coffee. A few steps lead up to a further two good sized patios, all enclosed by stone walls and bordered by areas of planting.

### LOCATION

The apartment occupies a wonderful and highly convenient position adjacent to The Assembly Rooms. It is close to Royal Victoria Park (with its Botanical Gardens, extensive children's play areas, café, tennis courts and golf), whilst the numerous shops, galleries, restaurants and amenities in Margaret's Buildings, Brock Street and the very centre of Bath are all within a very short walk.







**Tenure: Share of freehold**  
**Residue of 999 years from 1993**  
**Management Charge: £960.00pa**  
**Council tax band: 'D' £2,107.05**

Approx. Gross Internal Floor Area 855 Sq. Ft. / 79 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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Drawing Number: 172-0687  
Garden Flat, 13 Russell Street, Bath, BA1 2QF.

