

whiteley helyar



805 ft²



2 bedrooms



1 shower room



permit parking

Guide Price

£400,000

Second Floor Flat, 6 Henrietta Street, Bath, BA2 6LL

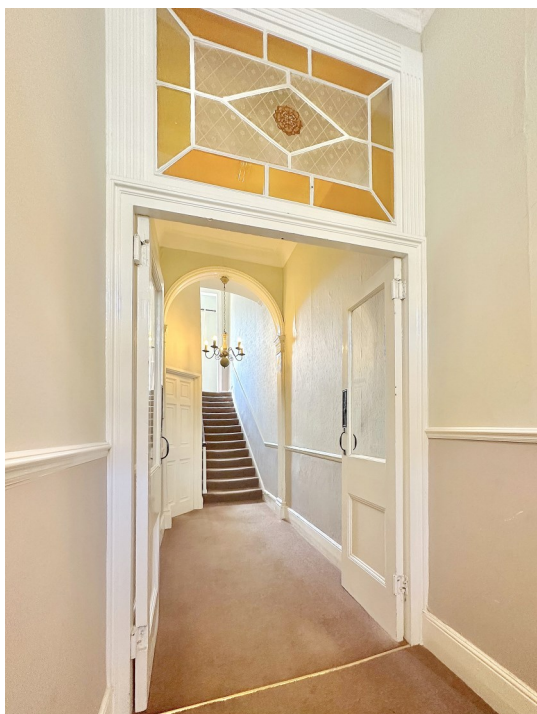
A light and airy second floor apartment offering over 800 square feet of stylish accommodation benefitting from an additional mezzanine study room. This spacious and versatile apartment forms part of a most impressive Grade I Listed Georgian townhouse positioned in this select location within a short level walk of the city centre.

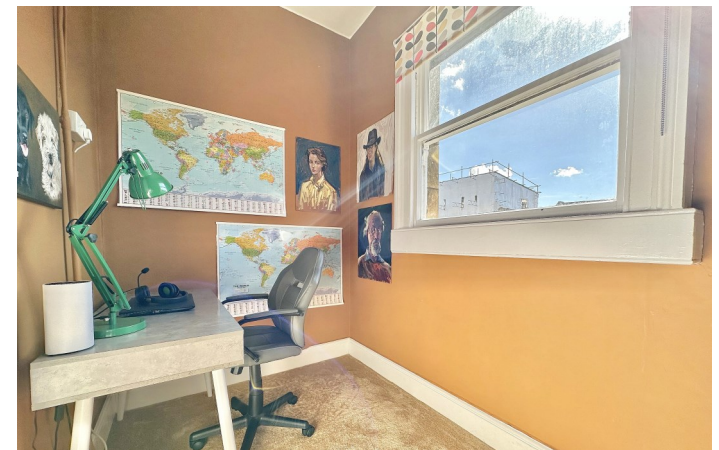
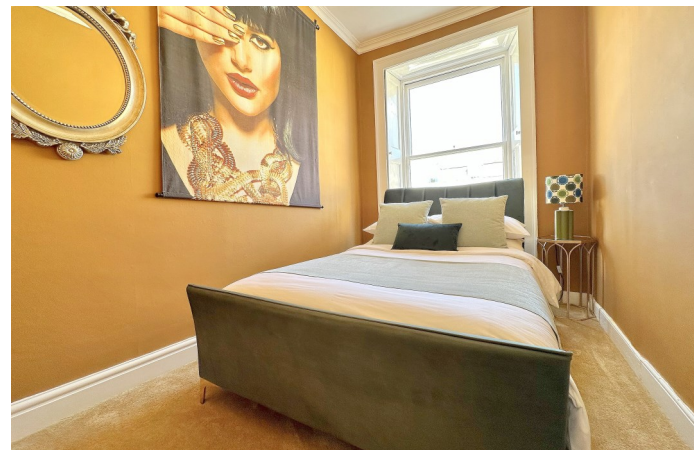
ACCOMMODATION

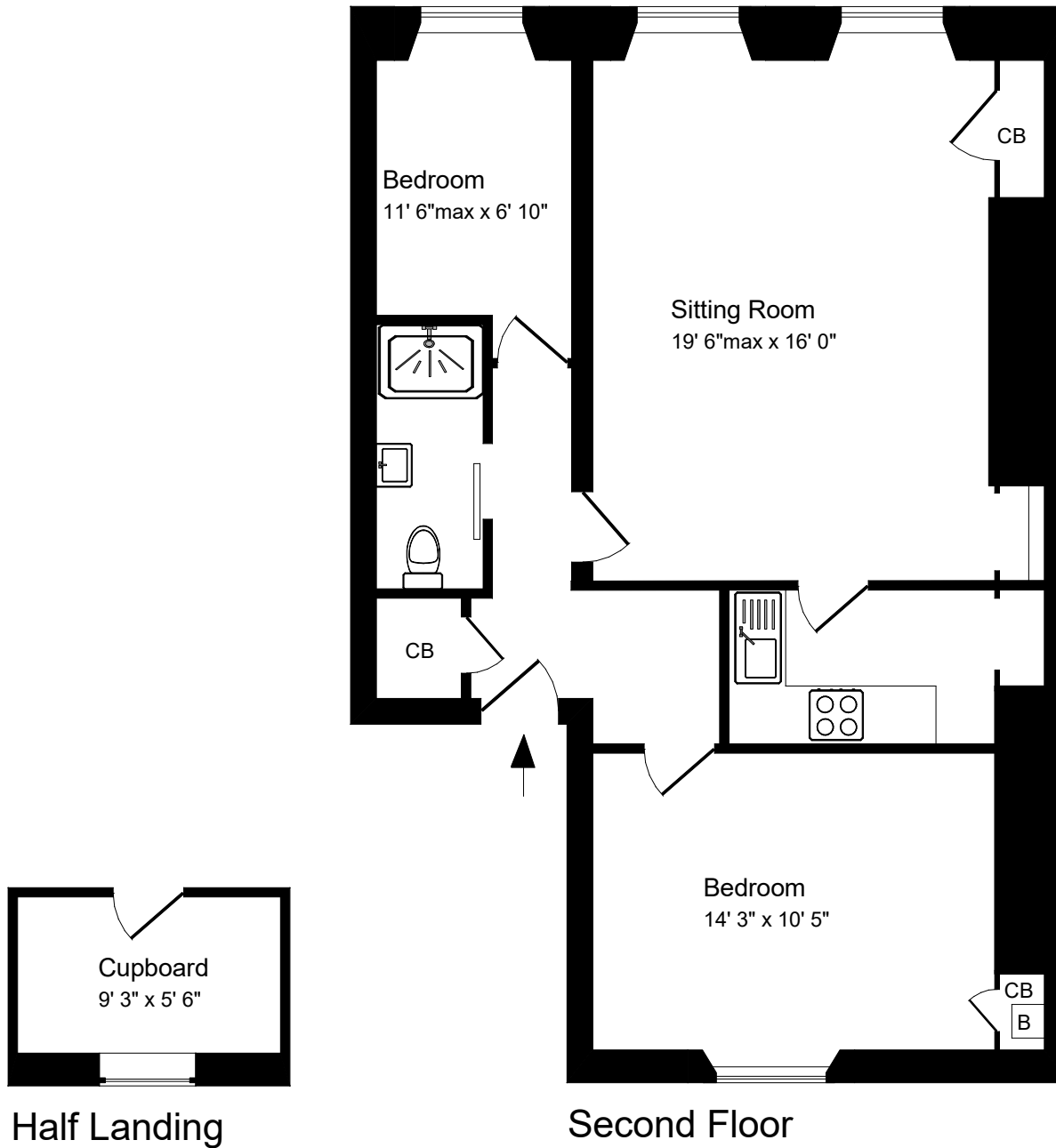
entrance hall
19'6 ft sitting/dining room with feature fireplace
kitchen
2 bedrooms
remodelled shower room
mezzanine room perfect for use as a study or as a great storage room

LOCATION

The apartment occupies a popular and particularly convenient location, peacefully situated just off Great Pulteney Street within a very short and level stroll of the countless shops and amenities the city centre has to offer. Wonderful walks through adjacent Henrietta Park, Sydney Gardens or along the Kennet and Avon canal are also close at hand.







Half Landing

Second Floor

Approx. Gross Internal Floor Area 805 Sq. Ft. / 75 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

For identification purposes only. Not to scale. Copyright Jemesis Ltd 2019

Drawing Number: 172-0156

Second Floor Apartment, 6 Henrietta Street, Bath, BA2 6LL.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	76	84
(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	

Tenure: Share of Freehold
Service Charge: £2,208 PA
Council tax band: 'D' = £2,008.55