

# whiteley helyar



835 ft<sup>2</sup>



2 bedrooms



bathroom



allocated  
carport

Guide Price                      £375,000

Flat 4, 5/6 Grove Street, Bath, BA2 6PJ

Located in the very heart of the city centre, this lovely two bedroom period conversion apartment, arranged across two Georgian townhouses, has allocated off-street parking and no onward chain. On the second floor, this wonderfully light flat has space in both the kitchen and reception room for a dining area, and there is also a very useful communal bike store adjacent to the entrance on the ground floor.

### ACCOMMODATION

entrance hall  
sitting/dining room  
two bedrooms

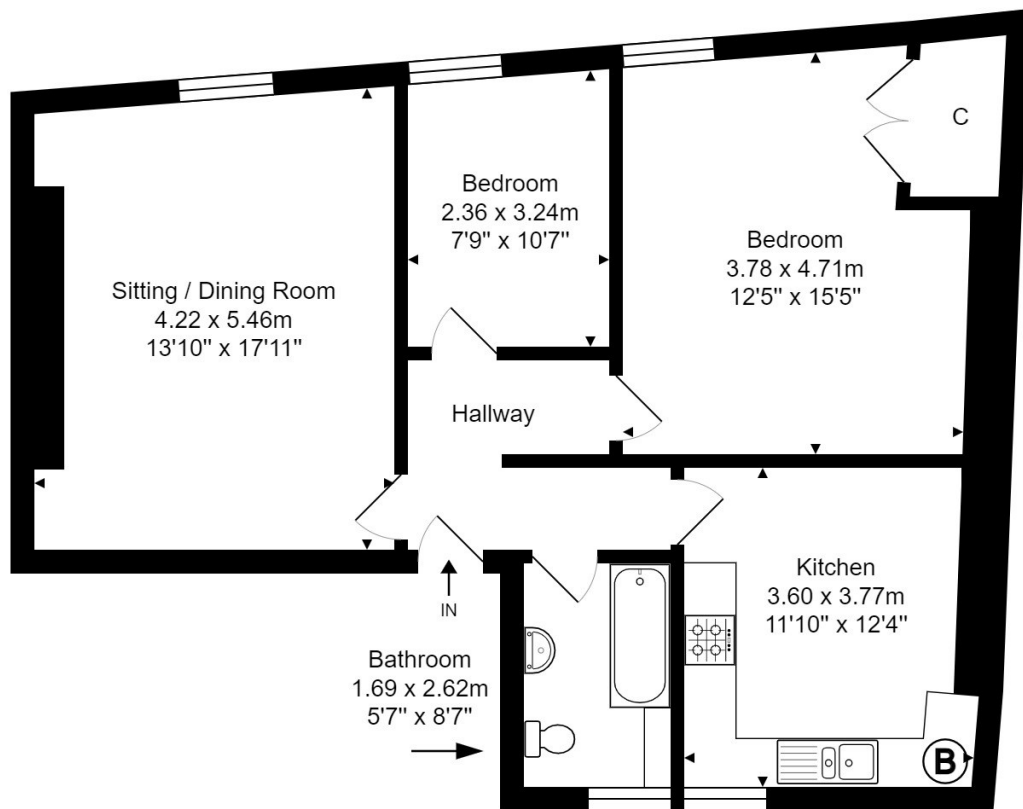
kitchen/breakfast room  
bathroom  
communal bike store

### LOCATION

The property sits in this peaceful and highly convenient position in the city centre. Situated just over Pulteney Bridge, it is just a very short level stroll from Waitrose, Bath Recreation Rugby Ground, Bath Spa Railway Station and the countless shops and amenities in this World Heritage City. Wonderful walks are available through nearby Henrietta Park and Sydney Gardens as well as along the Kennet and Avon Canal towpath or banks of the River Avon, also close at hand.







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  
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**Tenure:** Leasehold  
**Lease length:** 977 years remaining  
**Service charge:** £3,311.20  
**Council tax band:** B - £1,562.21