

whiteley helyar



600 ft²



1 bedroom



bathroom



parking permits
available

Guide Price £300,000

Top Floor Flat, 10 Raby Place, Bath, BA2 4EH

DESCRIPTION

A very well presented and refurbished top (third) floor apartment in this extremely convenient and sought after location on the edge of the city centre, enjoying wonderful widespread and far reaching views across Bath.

ACCOMMODATION

bedroom	bathroom	kitchen/breakfast room
living room	communal utility room	gas fired heating

EXTERNALLY

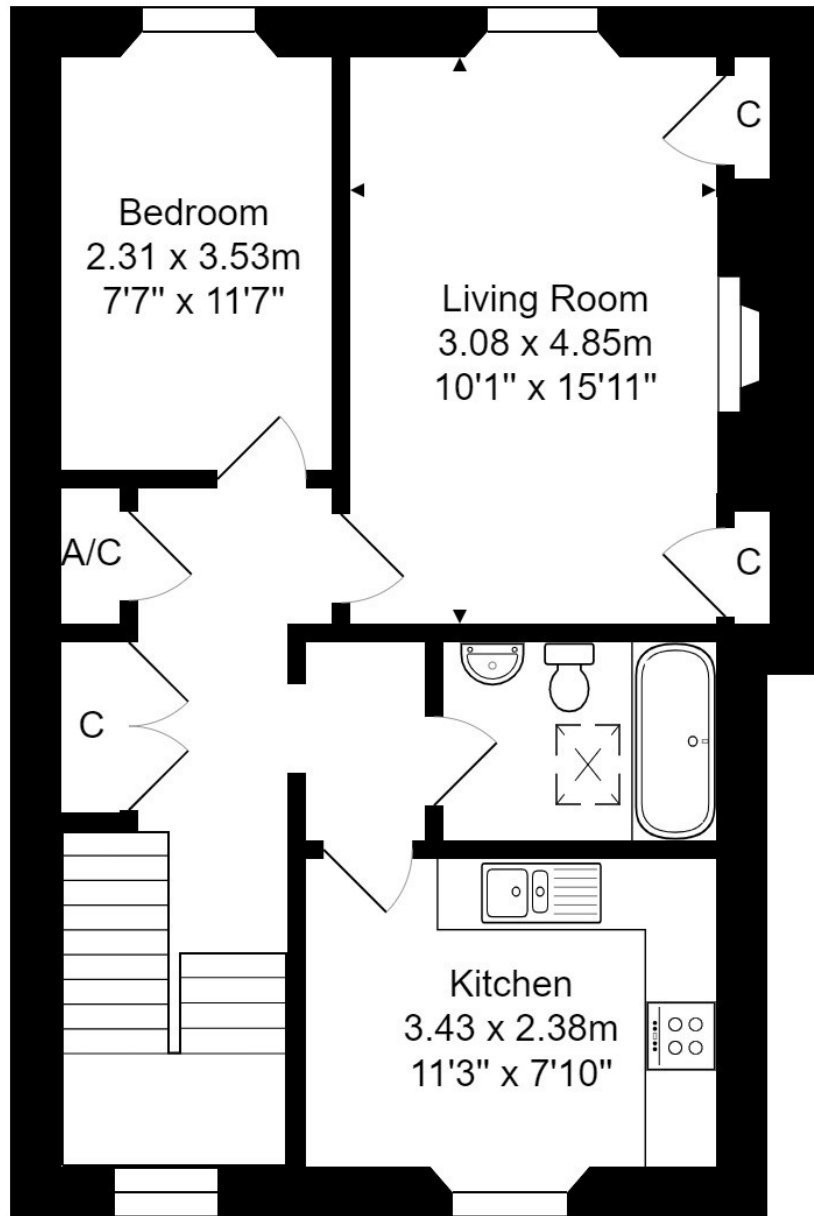
The apartment (as part of the management company fees) has use of Raby Lawn - the lovely large lawned gated garden for the residents of Raby Place, opposite the terrace.

LOCATION

The apartment occupies a highly desirable and central position. The shops and other amenities in Bathwick Street and on Bathwick Hill are very closeby, whilst the countless amenities in the centre of Bath are within easy walking distance. Delightful walks through Henrietta Park, Sydney Gardens and along the Kennet and Avon Canal are close at hand - as is Bath Spa Railway Station and the Bath Rugby Recreation Ground.







Total Area: 55.7 m² ... 600 ft²

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

Communal hall and utility room



Tenure: Share of Freehold
Annual service charge: £1,760
Council tax band: 'C' £1,785.37

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

