

# whiteley helyar



885 ft<sup>2</sup>



2 double  
bedrooms



bathroom



garage &  
residents  
parking permit

Guide Price                      £375,000

Flat 11, Nelson House, Nelson Place West, Bath, BA1 2TL

A beautifully renovated two double bedroom, third floor (accessible by lift) city centre apartment with riverside views, garage, and no onward chain. Located next to one of the city's iconic crescents, this wonderfully light dual aspect flat has impressively proportioned living space, and has all the city's amenities on the doorstep.

### ACCOMMODATION

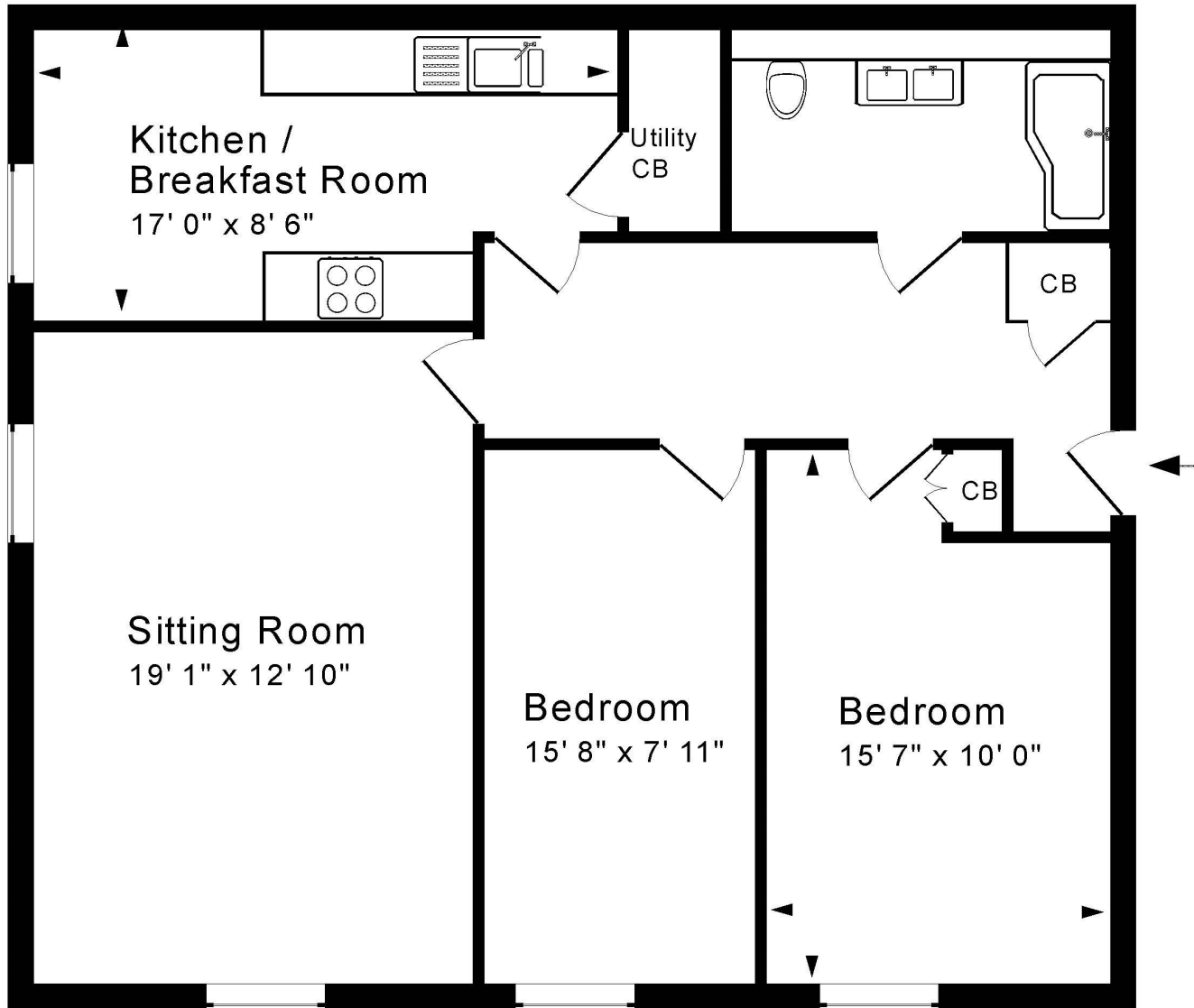
sitting/dining room with wonderful river views  
kitchen/breakfast room with integrated appliances  
two double bedrooms  
modern bathroom  
single garage in underground parking area  
bike store & bin store

### LOCATION

Nelson House occupies a most convenient and popular position, overlooking both the crescent lawn and the river. The city centre is within a short level walk allowing superb access to the shops, amenities, Recreation Ground and Railway Station. Sainsburys supermarket is just along the river-side path, and the Bristol and Bath Cycle Path affords easy access to open countryside. The many bus routes of the Upper Bristol Road are also just around the corner.







## Third Floor

Approx. Gross Internal Floor Area 885 Sq. Ft. / 82 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

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Drawing Number: 172-0694

11 Nelson House, Nelson Place West, Bath, BA1 2TL.

**Tenure:** Leasehold - 999 yrs from 1975  
**Council tax band:** 'C' - £1,872.94  
**Management charges:** £2,579.12 pa  
**Ground rent:** £15 pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

