

# whiteley helyar



772 ft<sup>2</sup>



2 bedrooms



bathroom



residents parking  
permits available

Guide Price                      £425,000

Flat 9, 25 Marlborough Buildings, Bath, BA1 2LY

## FLAT 9, 25 MARLBOROUGH BUILDINGS, BATH, BA1 2LY

A spacious apartment of charm and character on the top floor of this elegant Georgian townhouse in this highly sought after location, adjacent to the Royal Crescent and the Royal Victoria Park.

### ACCOMMODATION

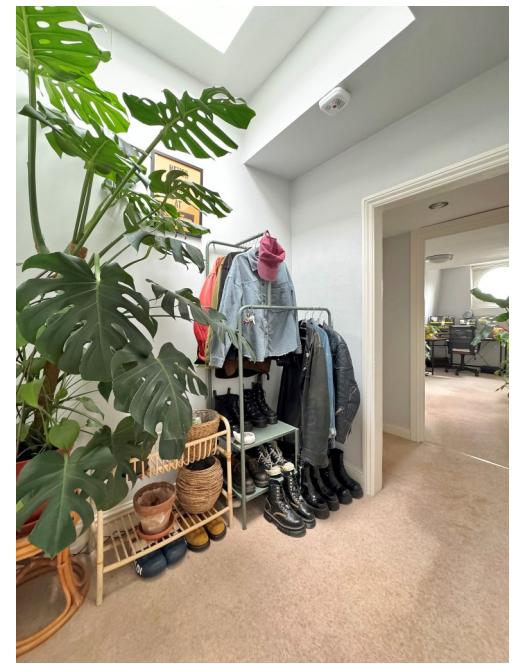
2 double bedrooms  
kitchen

bathroom  
gas fired heating

good size sitting/dining room  
residents parking permits available (zone 7)

### LOCATION

Marlborough Buildings occupies an extremely popular and most convenient position. It is a very short walk into the very centre of the city and next to the Park, (with its' fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). The apartment is just around the corner from the popular Marlborough Tavern and is close to a wealth of local amenities including the deli, greengrocer, chemist and newsagent off St James's Square. Swift access is also available to both Bristol and the M4, without crossing the city.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	70	74
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tenure: Share of freehold**  
**Annual Management Charge: £2,188 - 2023/24**  
**Council Tax Band: 'D' £2,107.05**

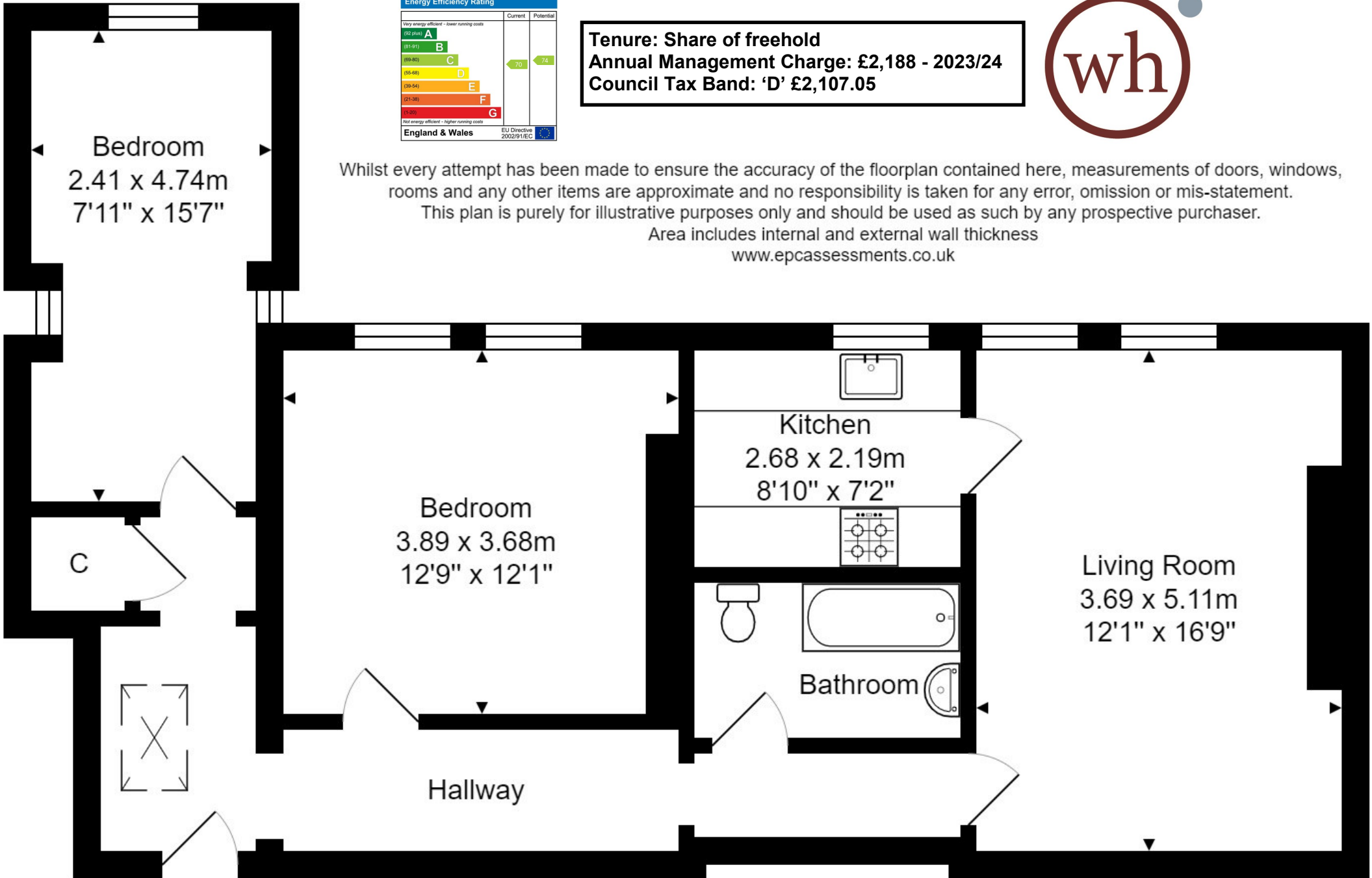


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

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](http://www.epcassessments.co.uk)



**Total Area: 772 ft2 (71.7m2)**