

whiteley helyar



555 ft²



double
bedroom



bathroom



residents parking
permit

Guide Price £250,000

Second Floor Flat, 4 Belvedere, Bath, BA1 5ED

DESCRIPTION

A wonderfully light, second floor apartment on the northern fringes of the city centre, offered with no onward chain. The double bedroom has a range of built-in furniture and offers lovely urban views, whilst the reception room allows space for both a dining table and living area.

ACCOMMODATION

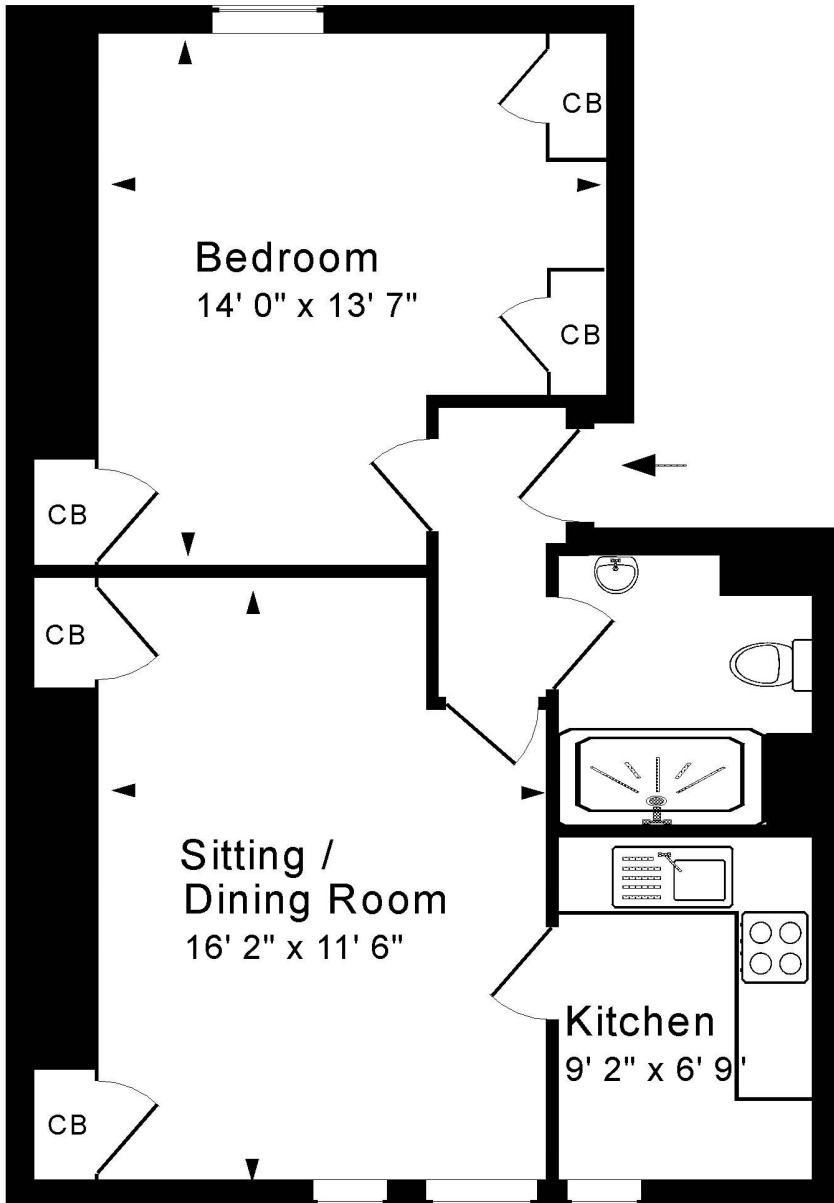
sitting/dining room with views over Hedgemoor Park
modern kitchen with space for a small table
double bedroom with fitted cupboards and drawers
shower room

LOCATION

Belvedere is most conveniently located in a fine residential position on the select lower slopes of Lansdown, less than 5 minutes walk from many of the shops and amenities in the city centre, and opposite the historic green space of Hedgemoor Park. Bath Spa Railway Station is within walking distance, and this location offers swift access to the M4 without having to cross Bath.







Second Floor

Approx. Gross Internal Floor Area 555 Sq. Ft. / 51 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
 Drawing Number: 172-0689
 Second Floor Flat, 4 Belvedere, Bath, BA1 5ED.



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

Tenure: Leasehold
Lease length: Residue of 999 years from 1975
Management Charges: £64 per month including £2.50pm for ground rent
Council Tax Charge: 'A' £1,404.70