

whiteley helyar



1,104 ft²



3 bedrooms



bathroom



garage &
parking

Guide Price £550,000

Flat 7, Clan House, Sydney Road, Bath, BA2 6NS

A bright and spacious second floor apartment with a lift quietly located within this highly sought after development on the edge of the city centre, enjoying wonderful widespread views across the park like gardens.

ACCOMMODATION

| | |
|--|---|
| 3 bedrooms | separate store room/dressing room |
| living room with sliding door to a balcony | gas fired heating |
| kitchen | garage |
| dining area | additional visitor parking |
| bathroom | double glazing and gas central heating system |

EXTERNALLY

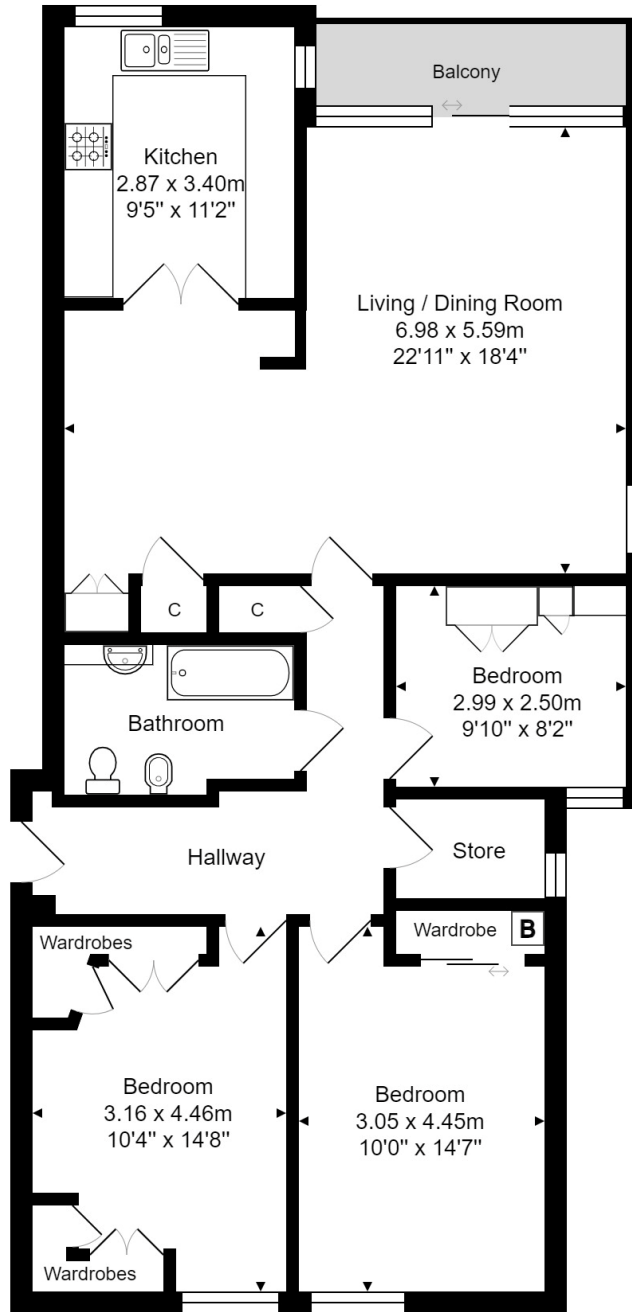
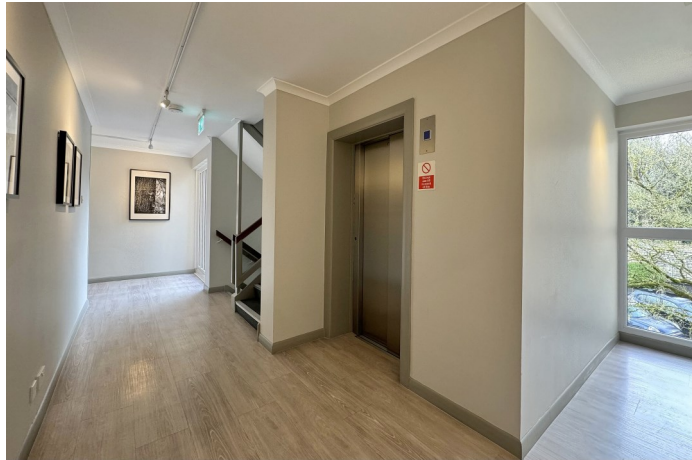
The apartment stands in delightful and extensive communal park-like gardens, which are mostly laid to lawn with various mature shrubs, bushes, trees and hedging. There is a single garage in a nearby block together with a number of visitor parking spaces.

LOCATION

Clan House enjoys an enviable location, adjacent to the Bath Spa Hotel and Sydney Gardens. The city centre - with its railway station, Bath Rugby and countless shops and amenities - is just a short (fairly level!) walk away, whilst lovely strolls around Henrietta and Sydney Gardens, along the Kennett and Avon Canal towpath, or through fantastic National Trust Woodland and fields are all close at hand.







Total Area: 102.6 m² ... 1104 ft² (excluding balcony)

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



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 74 | 80 |

Tenure: Share of freehold
Length of lease: 999 from 1974
Annual service charge: £942.50 per 1/4
Council tax band: 'F' £3,043.52