

whiteley helyar



580 ft²



bedroom



bathroom



*residents parking
permit*

Guide Price £240,000

Flat 4, 13 Bladud Buildings, Bath, BA1 5LS

A nicely proportioned period conversion apartment, on the second floor of this central Georgian terrace, with fantastic southerly views over the city and no onward chain.

ACCOMMODATION

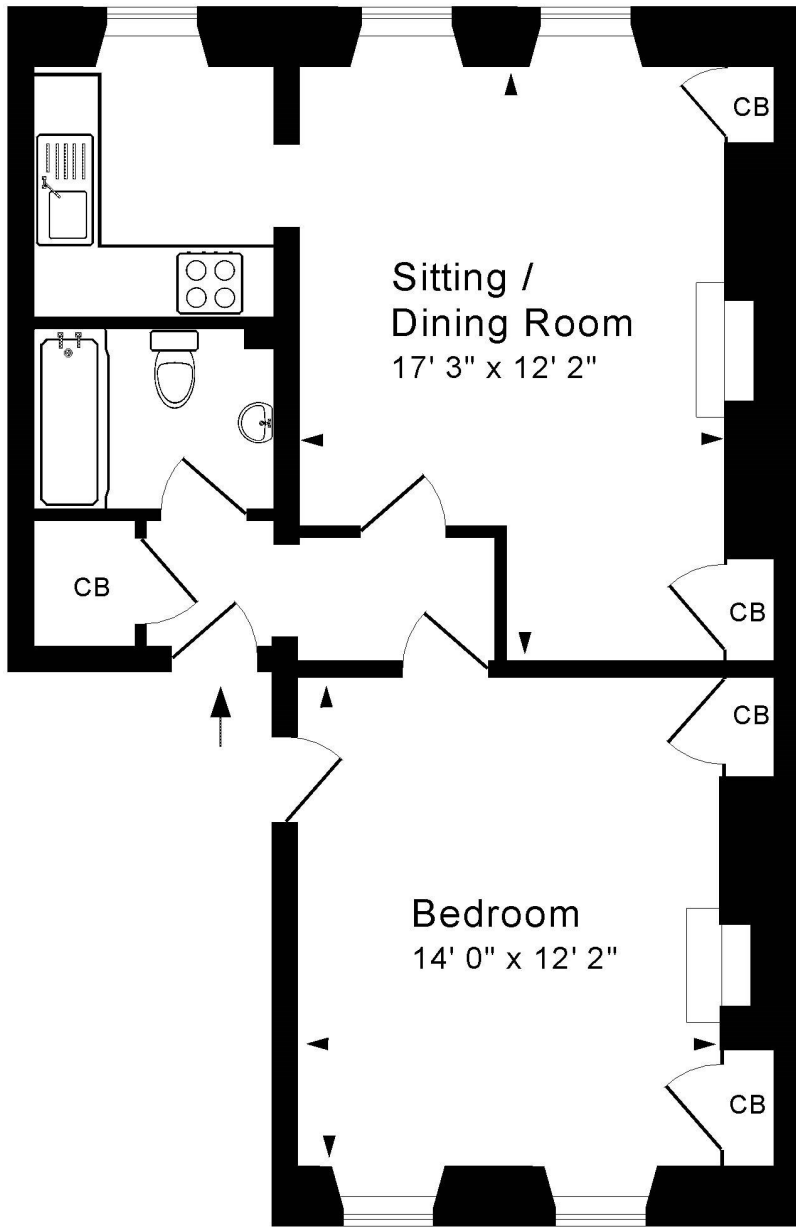
sitting/dining room with fabulous panoramic views
kitchen also with southerly views
double bedroom with fitted cupboards
modern bathroom

LOCATION

The apartment occupies a superb location in a popular Georgian terrace, most conveniently located just a couple of minutes walk from Milson Street, in the very centre of Bath. The extensive range of shops, amenities and sports facilities that the city has to offer are within easy walking distance, with Royal Victoria Park just a quarter of a mile away, and Bath Spa railway station just a 15 minute walk away.







Second Floor

Approx. Gross Internal Floor Area 580 Sq. Ft. / 54 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
 Drawing Number: 172-0697
 Flat 4, 13 Bladud Buildings, Bath, BA1 5LS.



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | 71 | |
| (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: Share of freehold
Management Charges: £1632.00pa
Council Tax Band: 'B' £1,638.83

