

# whiteley helyar



569 ft<sup>2</sup>



*double bedroom*



*shower room*



*permit  
parking*

Guide Price                      £325,000

8 Connaught Mansions, Great Pulteney Street, Bath, BA2 4BP

A well presented one bedroom apartment in this impressive and sought after Grade I Listed building with this exclusive and highly convenient position just a few minutes level walk from the city centre.

### ACCOMMODATION

entrance hall  
double bedroom  
sitting room  
stylish kitchen

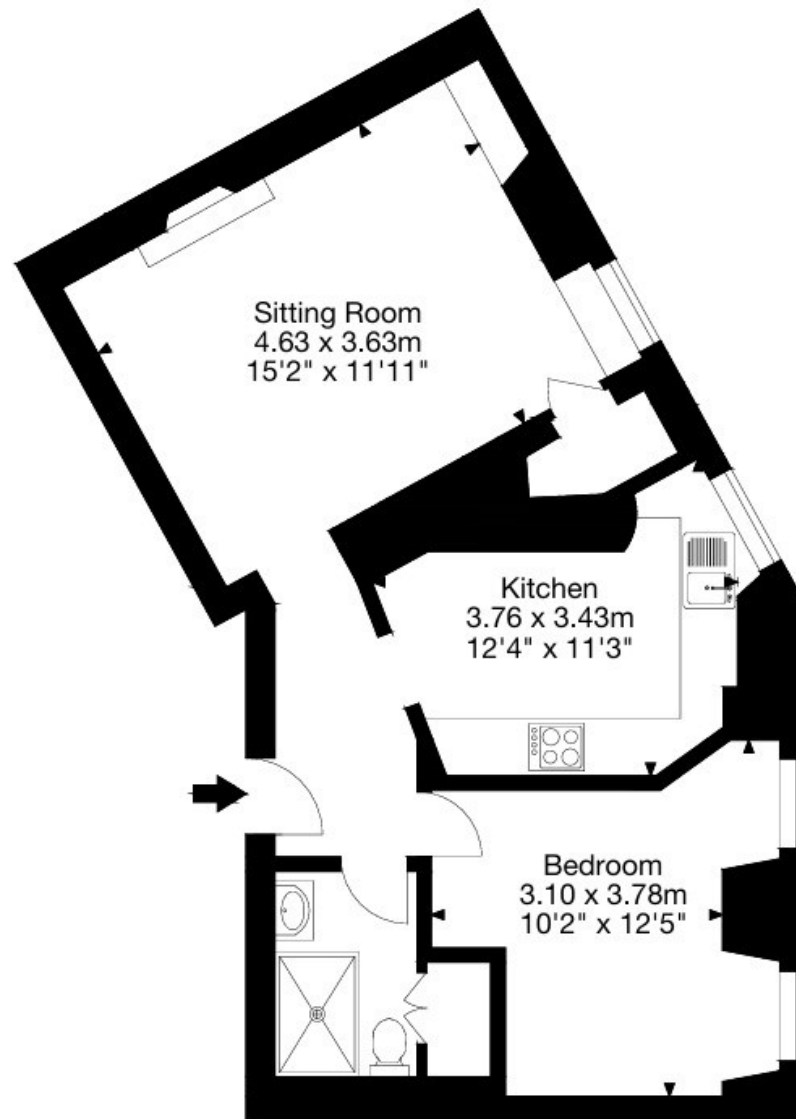
remodelled shower room  
communal reception room  
communal bicycle store

### LOCATION

The property occupies a prime position in one of the most prestigious streets in the city, within very easy level walking distance of the vast number of shops, restaurants and other amenities that the centre of Bath has to offer. Sydney Gardens and Henrietta Park are close by, as is the Recreation Rugby Ground and Bath Spa Railway Station, whilst delightful walks along the Kennet and Avon Canal are also near at hand







Lower Ground Floor

Gross Internal Area (Approx.) 53 sq m / 569 sq ft

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

**Council tax band – A = £1,404.70**  
**Tenure – Leasehold**  
**Lease length - 999 years from 1977 (953 remaining)**  
**Service charge - £995.63 paid six monthly**



**Communal reception**