

# whiteley helyar



1,210 ft<sup>2</sup>



3 bedrooms



bathroom &  
cloakroom



garage & visitor  
parking

Guide Price                      £600,000

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

An excellent and particularly spacious first floor apartment quietly located within this highly sought after development on the edge of the city centre, enjoying wonderful widespread views across the beautifully tended gardens and towards the city beyond.

### ACCOMMODATION

3 bedrooms  
24'7 living room with doors to the private terrace/balcony  
good size kitchen  
dining area  
bathroom & separate cloakroom  
central heating & extensive double glazing  
garage & additional visitor parking

### EXTERNALLY

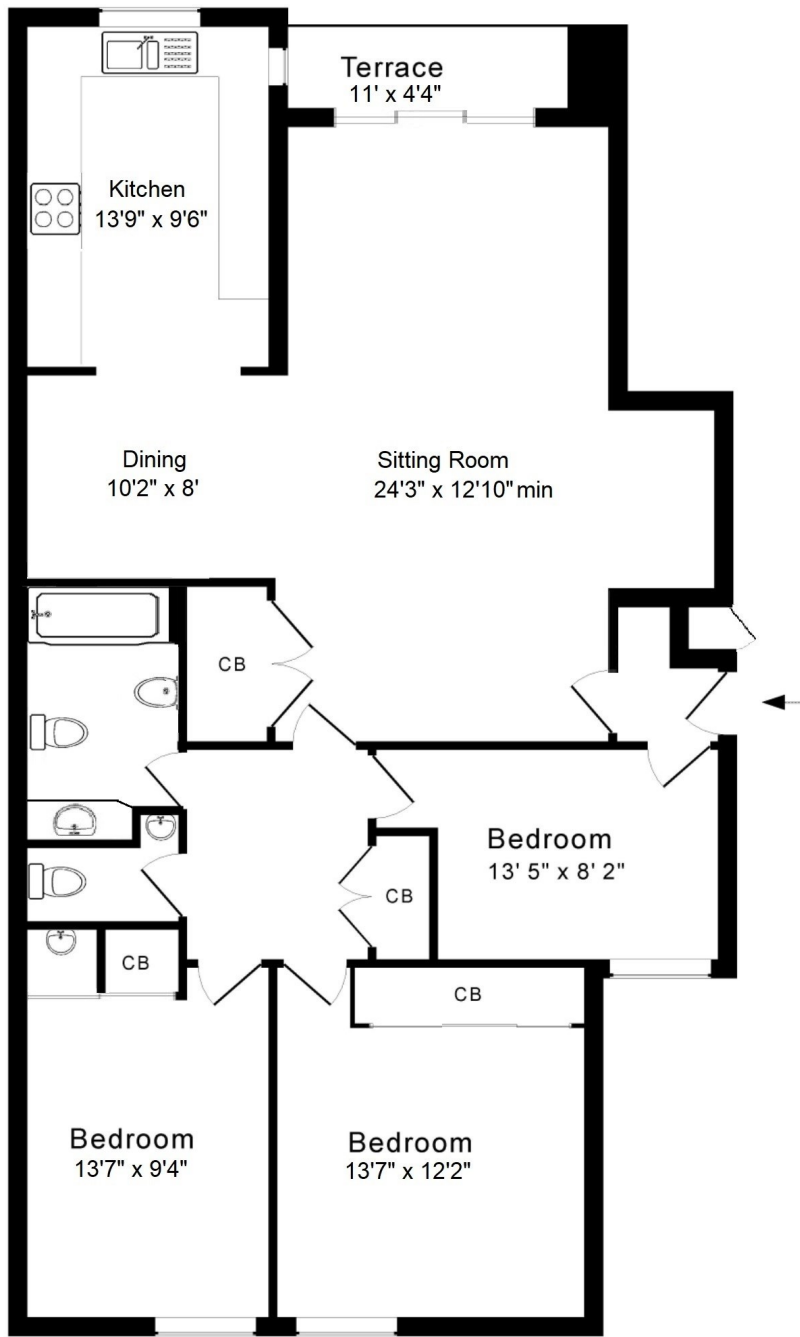
The apartment stands in delightful and extensive communal, park-like gardens, which are mostly laid to lawn with various mature shrubs, bushes, trees and hedging. There is a single garage together with a number of visitor parking spaces.

### LOCATION

Clan House enjoys an enviable position, 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.

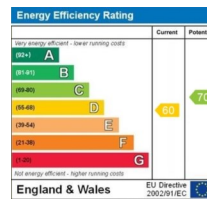






### Ground Floor

Approx. Gross Internal Floor Area 1,190 Sq. Ft. / 110 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
For identification purposes only. Not to scale.



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

