

# whiteley helyar



1,150 ft<sup>2</sup>



2 double  
bedrooms



bathroom



permit  
parking

Guide Price                      £530,000

Garden Flat 16, New King Street, Bath, BA1 2BL

An elegant and stylish garden maisonette forming part of this Grade II Listed Georgian townhouse ideally positioned in this centrally located yet peaceful road in the heart of the city centre. Modernised in recent years yet still managing to retain a number of delightful features, this stylish property offers bright and spacious accommodation and is offered for sale with no onward chain.

### ACCOMMODATION

- sitting room
- kitchen/dining room
- utility room
- cloakroom
- entrance hall
- two double bedrooms
- bathroom with bath and shower
- resident parking permit available

### EXTERNALLY

There is a south westerly facing private garden to the rear of the property laid to lawn and thoughtfully planned to borders complete with generous patio area providing great space to entertain and timber garden shed.

### LOCATION

New King Street occupies a convenient and popular position close to Sainsbury's supermarket and within easy strolling distance of the shops, amenities and Railway station in Bath. The property is also ideally placed for access to the river and Bristol and Bath Cycle Path affording easy access to the countryside.



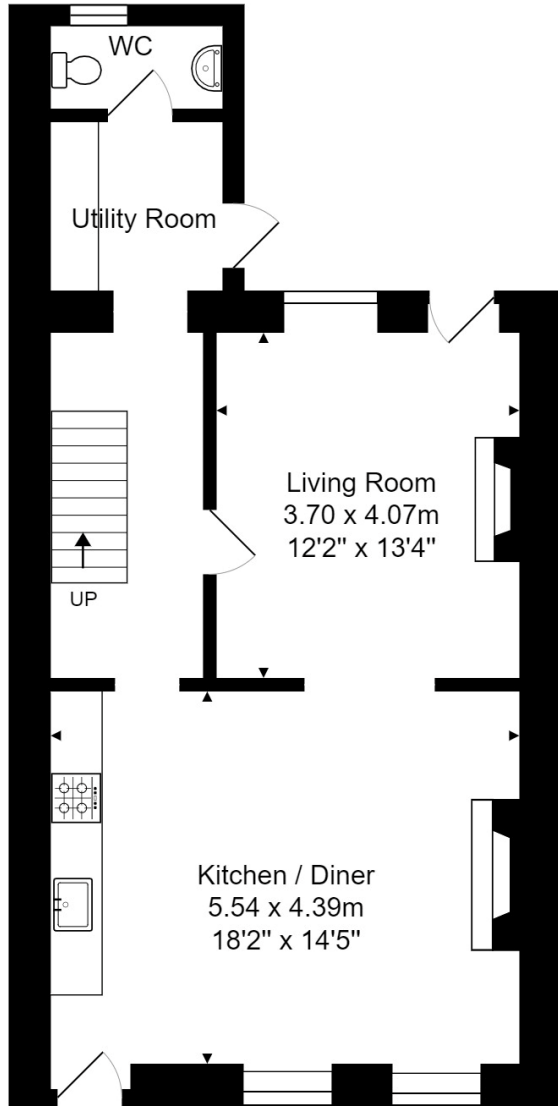




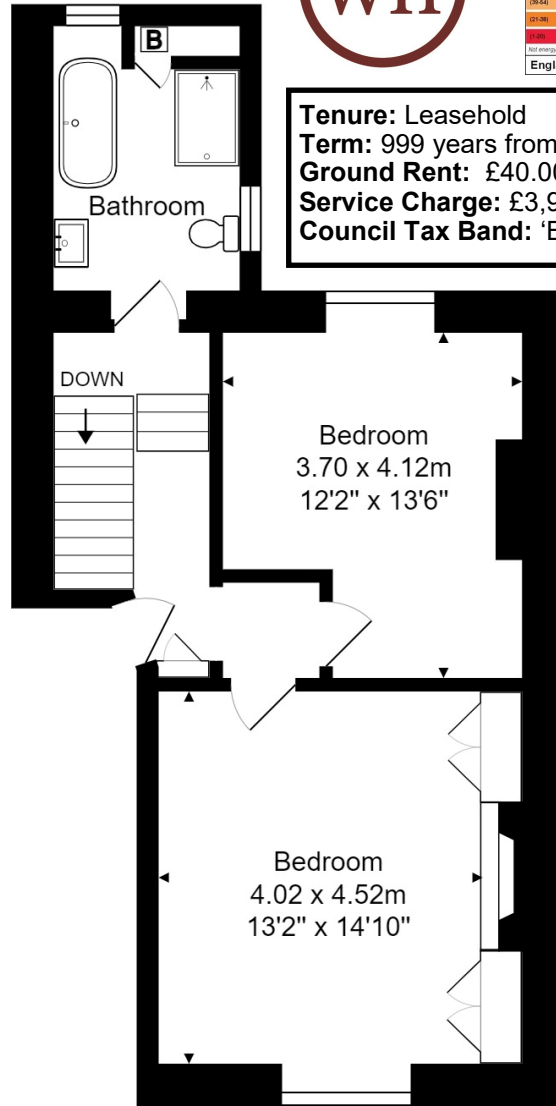
Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-81	C		7.0
43-62	D	7.0	
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs.  
England & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold  
**Term:** 999 years from 24/6/1979  
**Ground Rent:** £40.00 PA  
**Service Charge:** £3,950 PA  
**Council Tax Band:** 'B' - £1,638.83



Lower Ground Floor  
 Area: 56.9 m<sup>2</sup> ... 612 ft<sup>2</sup>



Ground Floor  
 Area: 49.9 m<sup>2</sup> ... 538 ft<sup>2</sup>

Total Area: 106.8 m<sup>2</sup> ... 1150 ft<sup>2</sup>

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

