

# whiteley helyar



705ft<sup>2</sup>



*double bedroom*



*shower room*



*parking permit  
available*

Guide Price                      £285,000

Flat 4, 26 Monmouth Street, Bath, BA1 2AP

## DESCRIPTION

A recently refurbished, light, bright and spacious first floor apartment contained within an elegant Grade II Listed Georgian Town House, right in the very heart of the city centre.

## ACCOMMODATION

double bedroom  
large living room  
hallway study area  
residents parking permit available (central zone)

shower room  
well fitted kitchen  
electric heating  
communal shared gardens

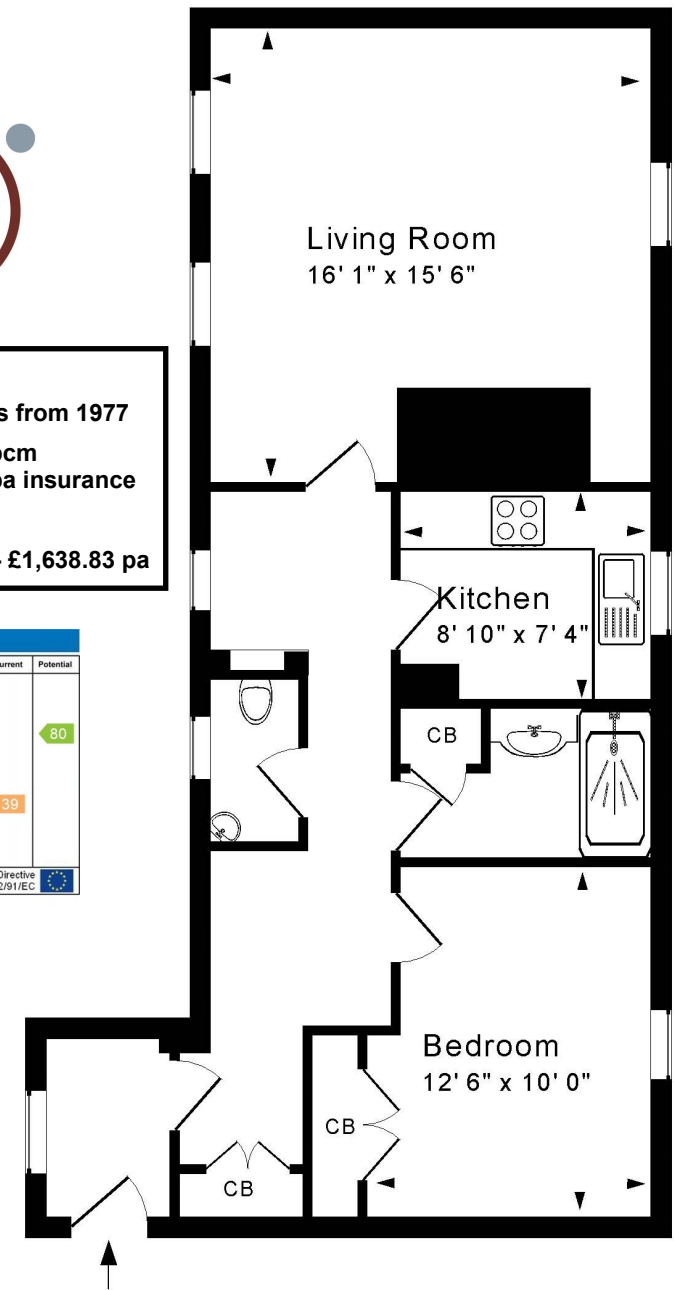
## LOCATION

The apartment occupies a most convenient and popular position right in the very centre of Bath. In addition to the countless nearby shops and amenities, the property is within walking distance of Bath Spa Railway Station and Bath Rugby Recreation Ground and is close to the delightful Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). Swift access to Both Bristol and the M4 is also available without having to cross the city.



**Tenure: Leasehold**  
**Lease length: 999 years from 1977**  
**Service Charge: £130 pcm**  
**plus £375 pa insurance**  
**Ground Rent: £15 pa**  
**Council Tax Band: 'B' - £1,638.83 pa**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Approx. Gross Internal Floor Area 705 Sq. Ft. / 65.5 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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