

# whiteley helyar



565 ft<sup>2</sup>



2 bedrooms



shower room



resident's permit  
parking

Guide Price                      £325,000

19 Southbourne Mansions, South Parade, Bath, BA2 4AD



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An immaculate, refurbished two bedroom top floor apartment, with communal garden, in a sought after location in the city centre, with views over the river to the hills beyond. Offered with no onward chain, this wonderful flat would suit both first-time buyer or investor alike.

### ACCOMMODATION

sitting/dining room  
modern fitted kitchen

contemporary shower room  
two bedrooms with city views

### EXTERNALLY

To the rear of the building is a communal garden, laid to patio, accessed from the communal hallway.

### LOCATION

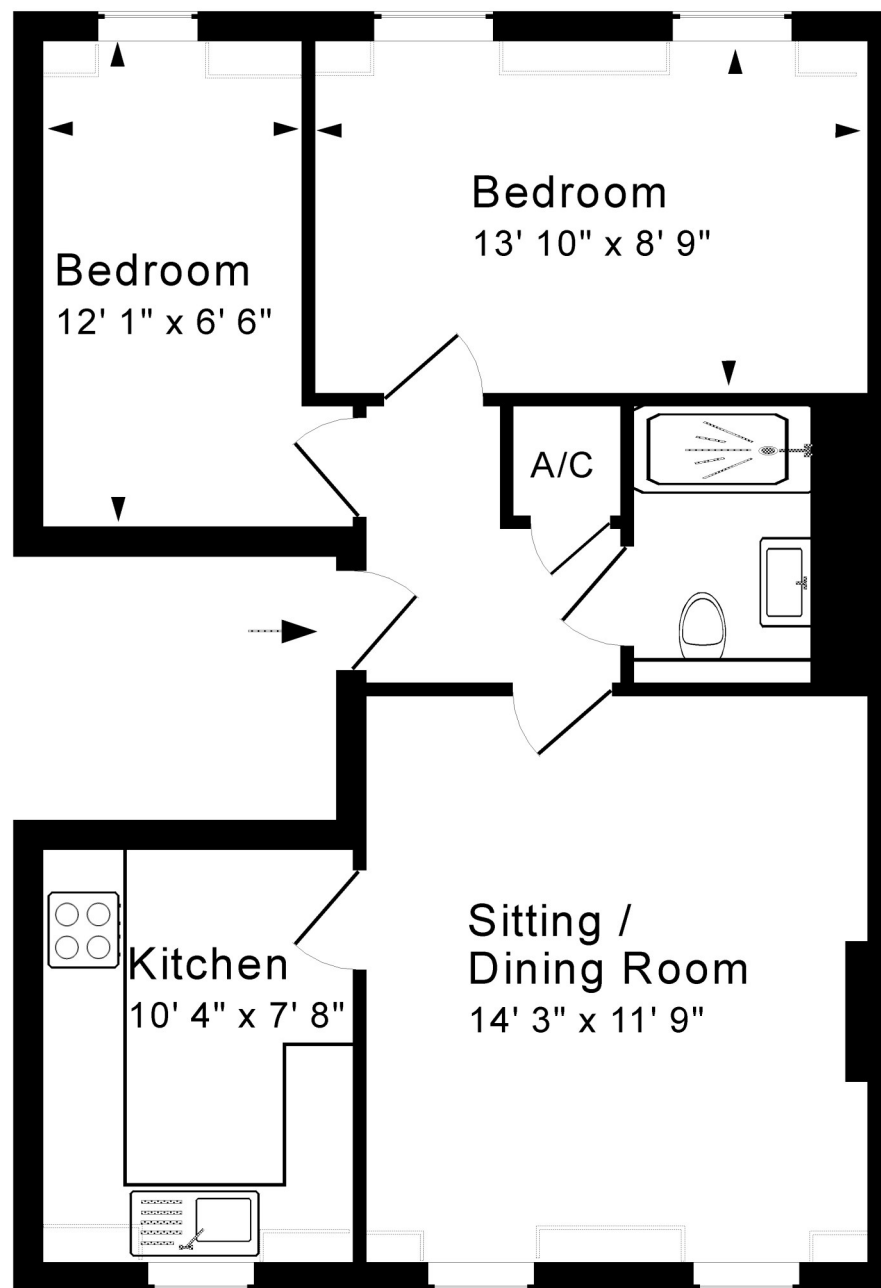
The apartment occupies an excellent, central yet peaceful location in the city - a stone's throw from Bath Abbey, Parade Gardens, The Recreation Ground (Bath Rugby) and Bath Sports and Leisure Centre. The extensive range of local amenities on offer in the centre of Bath are within a short level walk, as is Bath Spa train (less than 5 minutes away on foot) with its direct line to London Paddington. A wonderful selection of bars, cafés and restaurants plus excellent shopping can also be found 'on the doorstep'.











**Tenure:** Leasehold  
**Lease:** Residue of 999 years  
**Annual service charge:** £1,300 Per year



Approx. Gross Internal Floor Area 565 Sq. Ft. / 53 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number: 172-0504  
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