

# whiteley helyar



610 ft<sup>2</sup>



2 bedrooms



bathroom



resident's permit  
parking

Guide Price                      £325,000

Flat 1, 30 New King Street, Bath, BA1 2BL.

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An elegant and stylish ground and garden level 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, this stylish property offers the exciting possibility of being holiday let and is offered for sale chain free.

### ACCOMMODATION

entrance hall  
sitting room  
two bedrooms

kitchen/breakfast room  
bathroom  
residents parking permit available

### EXTERNALLY

There is a south westerly facing communal garden to the rear of the property complete with generous patio area providing great space to entertain.

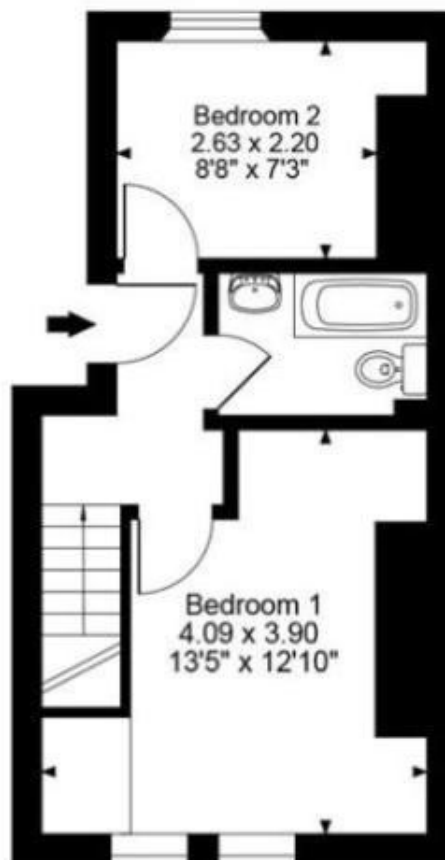
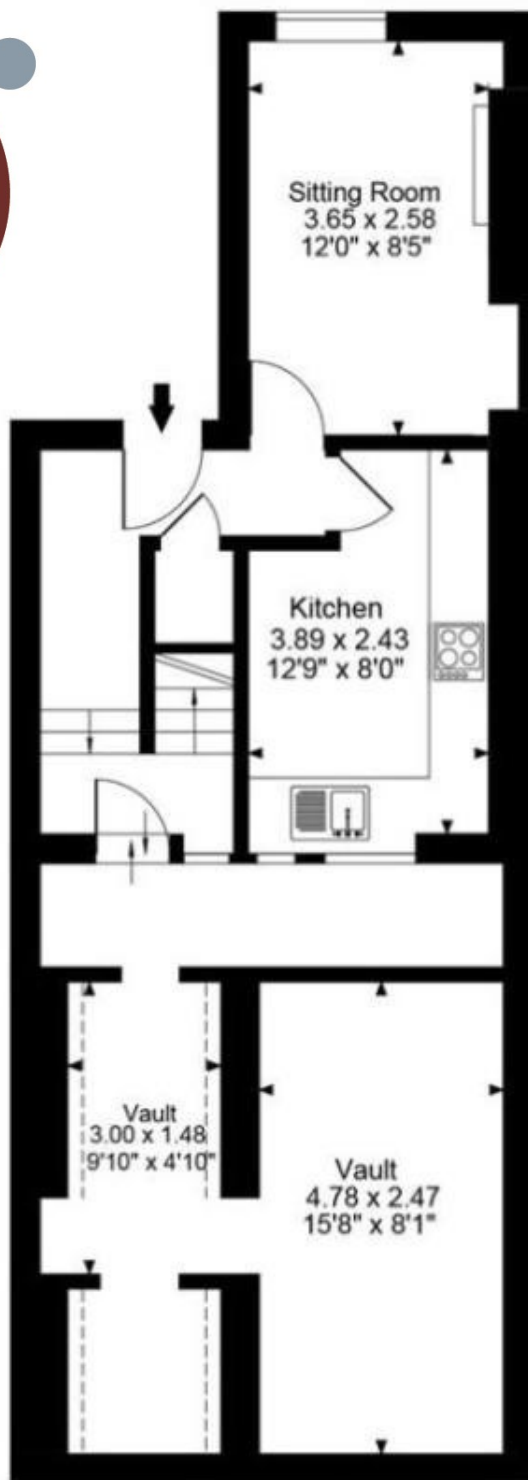
### LOCATION

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.









Ground Floor

Apartment 1,  
New King Street  
Bath, BA1 2BL  
Approx. Gross Internal Area  
Main House = 610 Sq Ft - 56.63 Sq M  
Vault = 229 Sq Ft - 21.29 Sq M

**Tenure:** Share of freehold  
**Annual service charge:** £2,500 PA

Garden Level

