

Flat 6, 21 Queen Square, Bath BA1 2HX

**Guide Price: £390,000**

**TWO BEDROOM SPLIT LEVEL FLAT IN CITY CENTRE LOCATION**



The property is situated in the centre of the picturesque and historical city of Bath. The area attracts a great deal of tourism particularly for its famous Roman Baths, Hot Springs and Bath Cathedral. The city is well served by road links with easy access provided to the M4 Motorway and the A4 that runs through Bath itself. The larger city of Bristol is approximately 11 miles away that is easily accessible. The city itself features many architecturally attractive buildings, an array of shops, restaurants and museums. Bus and rail services are prevalent with Bath Spa station located within half a mile. There are many parks within the City that is also surrounded by open hilly countryside. Bath is also the home of two University's and a popular location to live. The popular Royal Victoria Park is also located to the rear of the dwelling. The property is conversion flat within a Georgian style period end of terraced building. The conversion seems to have taken into account the mid terraced dwelling next door at number 22. The whole property is converted into 9 dwellings within a building of 5 storeys including roof and basement levels. This building occupies the North Eastern Side of the attractive Queen Square. The communal parts are very well cared for and are accessed via a security door. The flat includes a video entryphone system.

This particular property is a split level two bedroom apartment that forms part of the 2nd and 3rd floors of the building. It is presented in good decorative order and benefits from gas fired central heating. The property is shown as listed on the local authority website and thus retains original style windows and facia to the exterior. There is no off street parking but we understand that resident permits can be obtained subject to availability.

**ACCOMMODATION**

Communal, Hallways, Entrance Hall, Cloakroom, Living Room Open Plan to Kitchen, Upper Floor Landing, Storage Area with Fire Escape to Lightwell, Bedroom One, Bedroom Two, Bathroom.

**TENURE**

Leasehold. 999 years less 10 days from 25th March 1980 at a Ground Rent of £45 pa.

**LOCAL AUTHORITY & TAX RATING**

Bath and North East Somerset Council 01225 477000  
Council Tax Band C

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN