



HENRIETTA ROAD, SOMERSET, BA2  
**£595,000 LEASEHOLD**

**Winkworth**



## HENRIETTA ROAD, SOMERSET, BA2

**Communal Entrance Hall, Entrance Hall, 2 bedrooms, Bathroom, Living room, kitchen, Garden, Car port.**

A purpose built modern two bedroom Ground Floor Flat in Bath city Centre.

This two bedroom apartment has accommodation arranged over the ground floor of the building comprising two bedrooms with built in wardrobes, bathroom, kitchen and living room leading out onto a private garden.

The property further benefits from a covered parking space at the rear. Resident's permits are also available.

Tenure Leasehold

Remainder of 999 years lease from 1st Jan 2001 less 3 days

Council Tax Band E

Management charge

Ground Rent

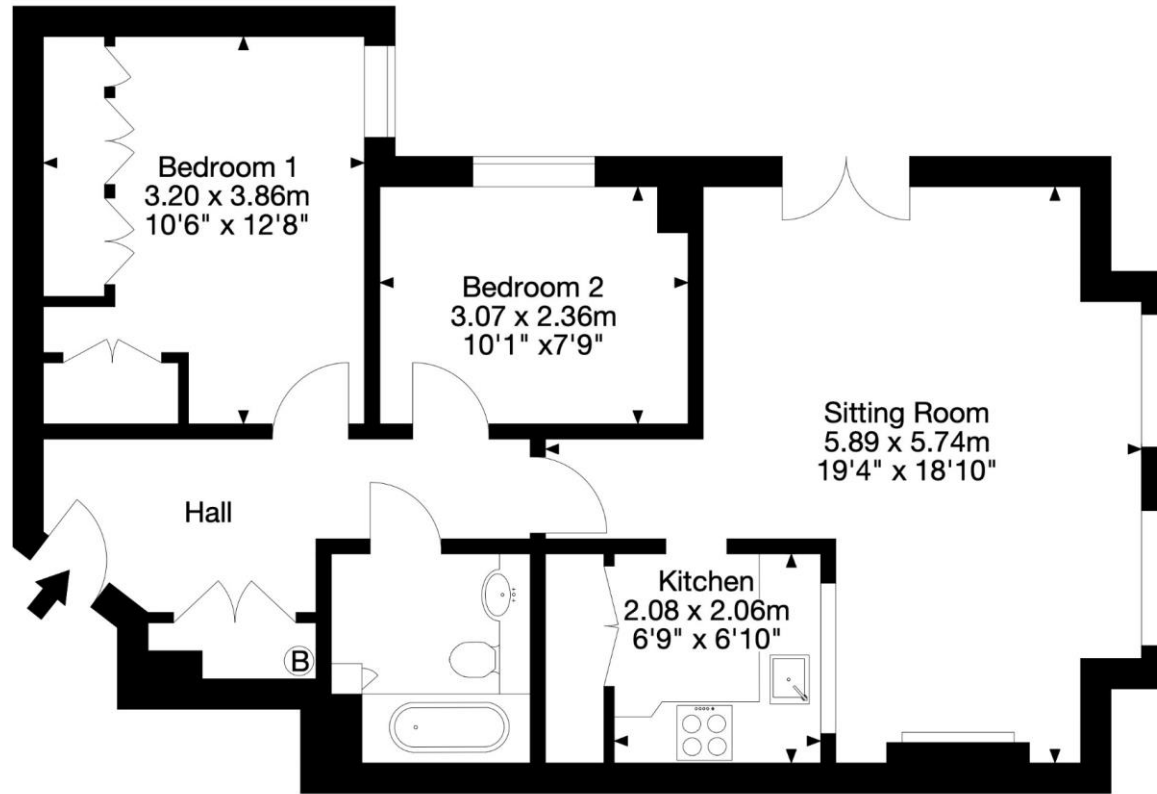
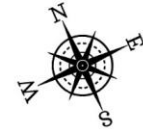
### LOCATION

Henrietta Villas is a superb location with the pretty Henrietta Park diagonally opposite and just a stroll to the museums, shops and restaurants of the city centre. Located just off the impressive Great Pulteney Street, a walk past the boutiques of Pulteney Bridge leads you into the town centre famous for its wealth of important historical buildings. Walking past the superb Victoria Art Gallery, the Roman Baths and beautiful Bath Abbey are on your doorstep. The many cafes and restaurants are all close by and your nearest supermarket is Waitrose. Bath Spa Railway Station is also within walking distance with London Paddington just 90 minutes.





Flat 2, 13 Henrietta Villas, Bath BA2 6LX  
Gross Internal Area (Approx.)  
62 sq m / 676 sq ft



Ground Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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