



VANE STREET, BATH, BA2
£395,000 SHARE OF FREEHOLD

Winkworth



VANE STREET, BATH, BA2

Georgian Property | Beautifully Refurbished | 1 Bedroom | Impressive Kitchen | Sought after central location | period features | Grade II Listed.

Entrance hall | Sitting room | Kitchen | Double Bedroom | Wet room and separate W/C.

Vane Street is situated 100 metres walk from Great Pulteney Street and is only a 5 minute walk into central Bath and Waitrose.

The apartment is situated on the ground floor of this 5 storey Grade II Listed Georgian Townhouse. The property has been completely refurbished by respected artist Eric Howard, resulting in an impressive and beautiful space. The apartment has oak flooring throughout with sound proofing underlay.

The main room has a wealth of period features including two large sash windows which flood the room with light. There are impressive high ceilings and an attractive feature fireplace. The heating is a German Infrared heated system which is more economic than traditional gas heating. The newly installed kitchen has wooden cabinetry Corian worktops, Neff appliances and ceramic sink.

The bedroom overlooks pretty neighbouring gardens and courtyards, and Henrietta Park is only 150 metres walk away.

There is a brand new wet room tiled from floor to ceiling in high quality Fired Earth Limestone with underfloor heating.

The property has a newly decorated front door and communal entrance hall.

Tenure: Share of Freehold

Service charge: £75pcm

Lease length: 976 remaining

Council tax: C

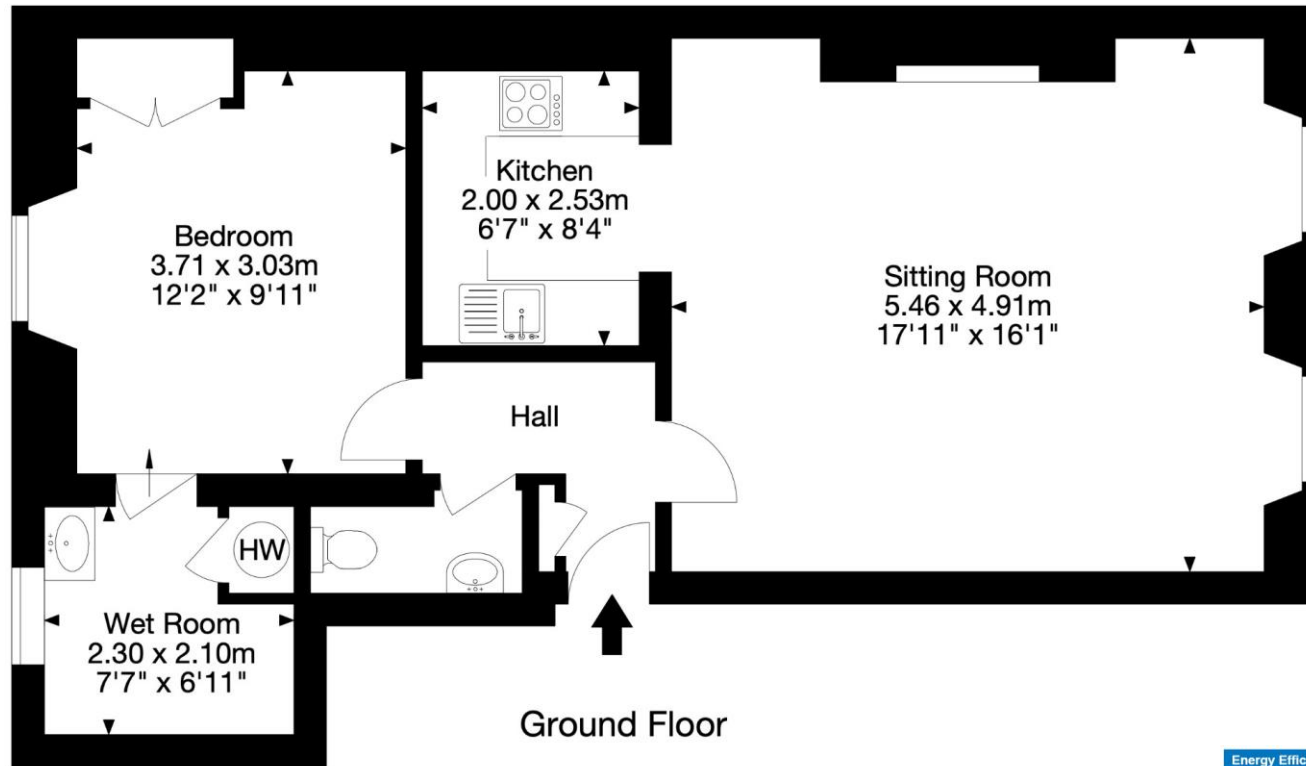
Residents parking (zone 1) 2 permits available (and guest permits available)

Postcode BA2 4DY





Apartment 2, 5 Vane Street, Bath BA2 4DY
 Gross Internal Area (Approx.)
 57 sq m / 613 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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