

# whiteley helyar



800 ft<sup>2</sup>



1 double  
bedroom



bathroom



private  
parking space

Guide Price                      £425,000

Ground Floor Apartment (number 2), 18 Park Lane, Bath, BA1 2XH

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### DESCRIPTION

A particularly elegant and spacious ground floor apartment contained within a Grade II Listed Georgian former Rectory, enjoying a pleasing open outlook to both front and rear and occupying a delightful location adjacent to Royal Victoria Park.

### ACCOMMODATION

double bedroom  
gas fired heating

drawing room  
bathroom

kitchen/dining room  
private parking space

### EXTERNALLY

Small private terrace/balcony - about 8'0 x 2'6.  
Private car parking space

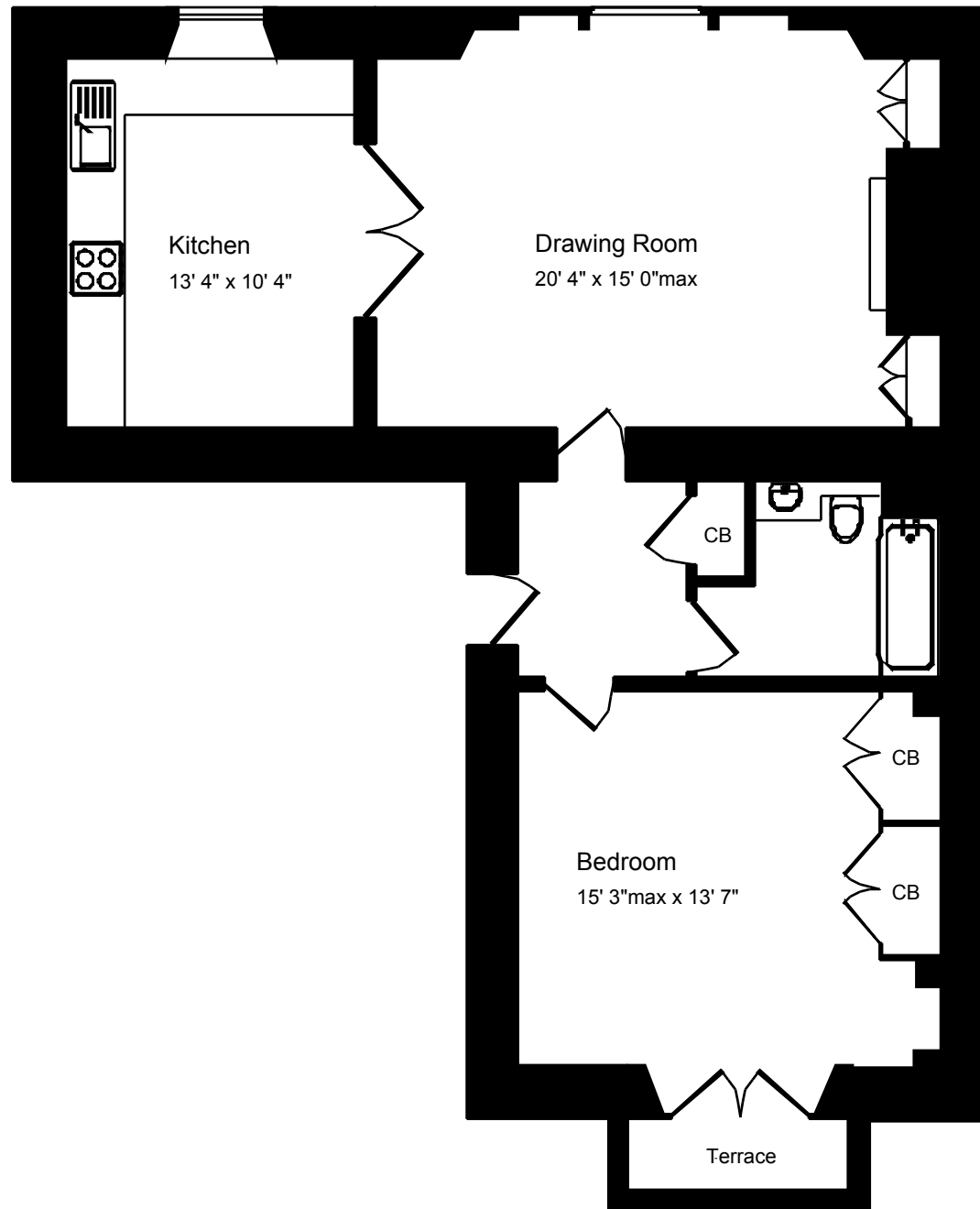
### LOCATION

The apartment occupies a wonderful and most convenient position, opposite Royal Victoria Park with its fabulous grounds, Botanical Gardens and children's play area. The very centre of Bath - with its comprehensive range of shops, restaurants and amenities is just a short walk away (through the park), whilst swift access to the M4 is available without having to cross the city.









Approx. Gross Internal Floor Area 800 Sq. Ft. / 75 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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Drawing Number:172-918j  
Apartment 2, 18 Park Lane, Bath, BA1 2XH.



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