

whiteley helyar



705 ft²



2 bedrooms



1 bathroom



parking permit
available

Guide Price £240,000

7 Vulcan House, St Johns Road, Bath, BA2 6PS

6 Vulcan House, St Johns Road, Bath, BA2 6PS

DESCRIPTION

A ground floor apartment in need of complete modernisation/refurbishment throughout whilst benefitting from a private balcony and fantastic communal gardens. Situated on the ever popular St Johns Road and being just a short walk from the city centre.

ACCOMMODATION

entrance hall
kitchen
2 bedrooms
2 lockable storage cupboards

living/dining room
bathroom
gas fired heating
communal bin/washing line area

EXTERNALLY

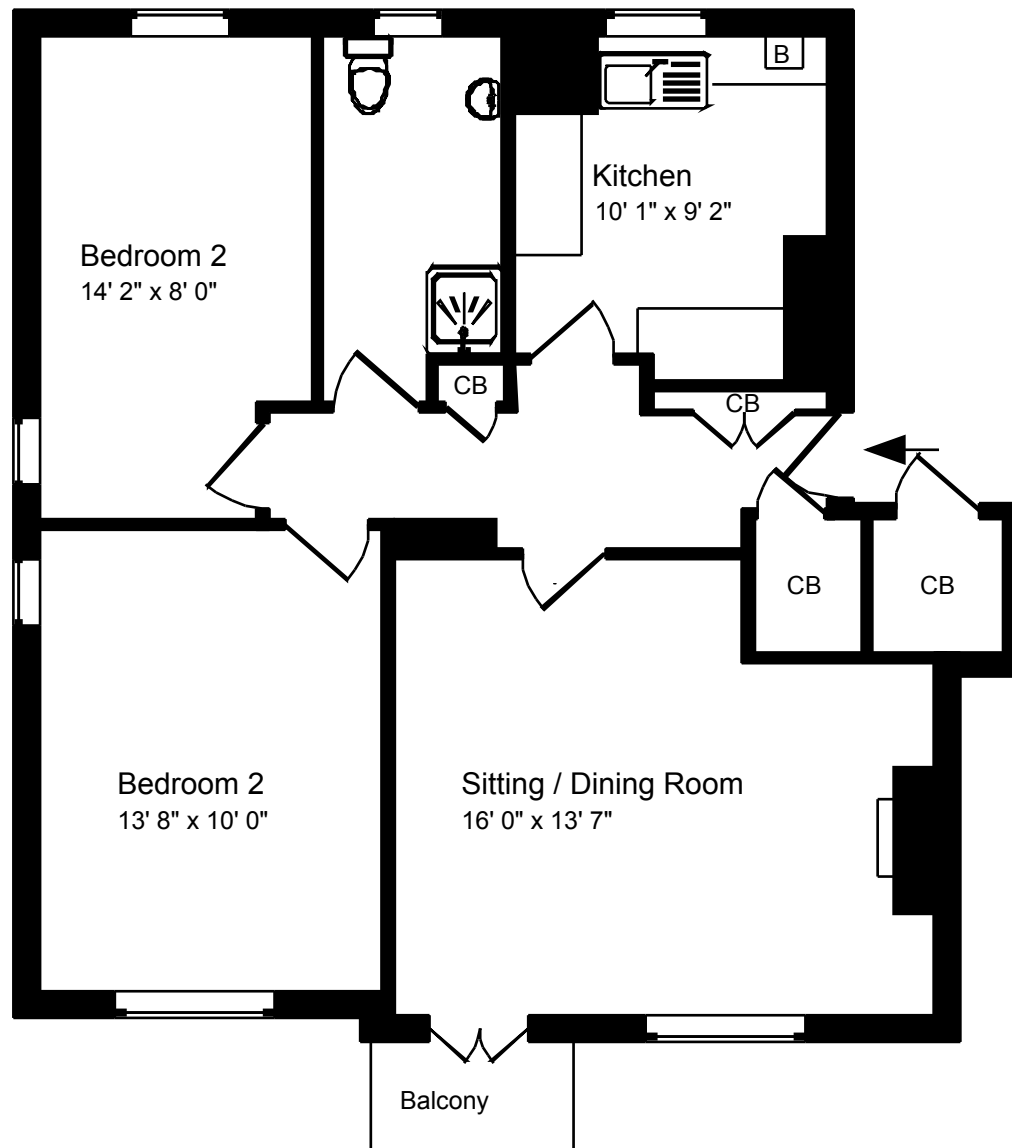
There is a private walled balcony which leads directly from the living/dining room. The flat stands in attractive communal grounds with a large garden area. There is also a communal washing line and bin area, with an additional brick built shed located in a block which is lockable.

LOCATION

Vulcan House occupies an enviable location, just a short walk from the very heart of Bath along with Bath Spa railway station and the countless shops and amenities Bath has to offer. Wonderful walks through adjacent Henrietta Park, Sydney Gardens or along the Kennet and Avon canal are also close at hand.







Ground Floor

Approx. Gross Internal Floor Area 705 Sq. Ft. / 65.5 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

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Drawing Number: 172-972j

Ground Floor Flat, 7 Vulcan House, St Johns Road, Bath, BA2 6PS.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		75
(55-68) D	62		(55-68) D	58	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



01225 447544
 sales@whiteleyhellyar.net
 6 Princes Buildings, Bath BA1 2ED
 www.whiteleyhellyar.net