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By Order of Fixed Charge Receivers

# Flat 6, 21 Queen Square, Bath BA1 2HX

**Guide price £325,000\***

## TWO BEDROOM SPLIT LEVEL FLAT IN CITY CENTRE LOCATION



The property is a conversion flat within a Georgian style period end of terraced building and situated in the centre of the picturesque and historical city of Bath. The conversion has 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 listed and we understand that resident permits can be obtained subject to availability. This flat is let on an assured shorthold tenancy at £1500pcm (£18,000pa) that has expired and the tenants have served notice to vacate on 30th September.

### 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 £45pa.

### 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 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN