

LOT  
**12**

By Order of Fixed Charge Receivers

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

**Guide price £320,000\***

**TWO BEDROOM SPLIT LEVEL FLAT IN CITY  
CENTRE LOCATION**



This conversion flat forming part of a Georgian style period end of terraced building is 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 parking permits can be obtained subject to availability. This flat has until recently been let on an AST, although it is now being sold with full vacant possession.

#### **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 £45 pa.

#### **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SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN