



# ASPIRE

TO MOVE



## Holburne Place, Bath, BA2

A modern and practical two bedroom apartment with an allocated parking space. Available unfurnished, now.

Holburne Place occupies a highly convenient and popular location, close to Sydney Gardens, Henrietta Park and the Kennett and Avon Canal. The heart of the city (with its wide range of shops, cafe's and restaurants, Bath Spa Railway Station, The Recreation Rugby Ground and other amenities) are all within easy, flat, walking distance. The building has been designed in the traditional style of a Georgian building reflecting the elegant local architecture. Holburne Place comprises twelve apartments and two maisonette's with private, gated parking to the rear.

**£1,750 PCM**

# Holburne Place, Bath, BA2

- Two bedroom apartment
- Allocated, gated parking space
- Council tax band C
- First floor
- Unfurnished
- Holding deposit: £403
- Lift access
- Central location
- Deposit: £2019

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The apartment is located on the first floor and can be accessed via stairs or a lift. The kitchen/living/ dining area is an open-plan space, with double windows allowing plenty of natural light. A modern kitchen has base and wall units, cooker, hob, extractor, fridge/freezer, integrated dishwasher, washer dryer, and gas combi-boiler are provided. There is space for small table and sofa. There are two double bedrooms, one of which has a built in wardrobe. The bathroom has a shower over bath, sink and WC. There are two good size storage cupboards in the entrance hallway.

The property benefits from one allocated parking space via an electric gate, internal bike store and bin store.

Offered unfurnished the property would best suit a professional couple.

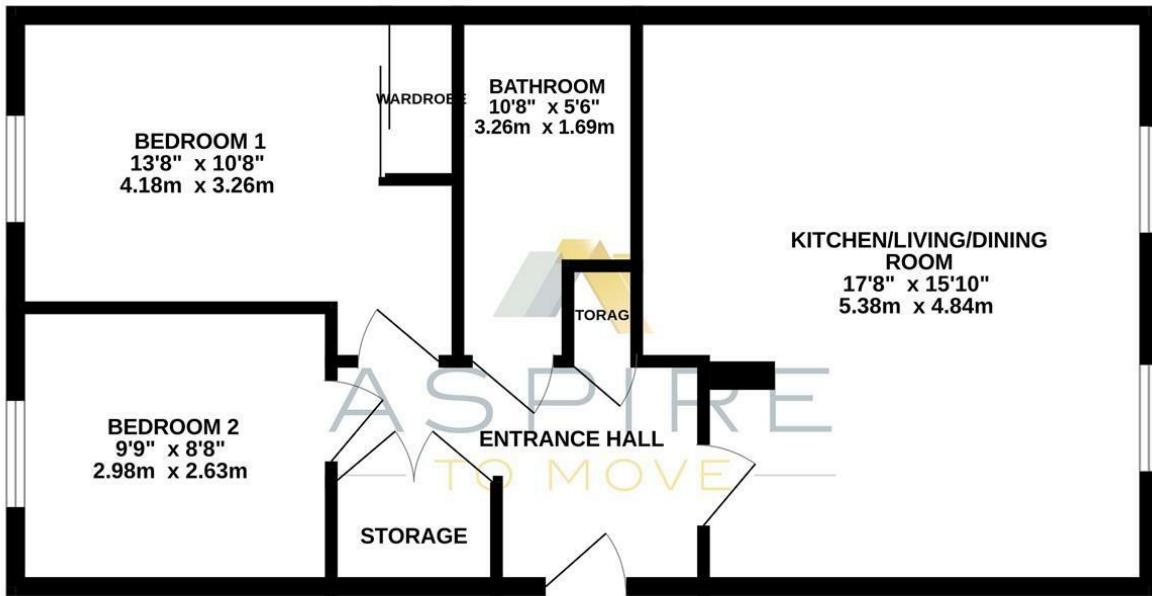
Council tax band C: £1968.48





# Floor Plan

## FIRST FLOOR 618 sq.ft. (57.5 sq.m.) approx.



HOLBURN PLACE, BATH, BA2

TOTAL FLOOR AREA : 618 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	