

Lot 66**Basement Flat, 17 Catharine Place,
Bath, BA1 2PS****By order of
the LPA Receivers**

All enquiries Ref: James Paterson

■ Long leasehold lower ground floor self-contained flat requiring modernisation

Location:

The property is situated on Catharine Place, close to Royal Crescent between its junctions with Rivers Street Mews and Upper Church Street. Public transport links include Bath Spa mainline rail station together with a network of local bus services serving Bath city centre. Road links include the A4 and A36, providing access to Bristol and the wider motorway network. Shopping amenities can be found locally within Bath City Centre, with an extensive range of shops, bars and restaurants being found around Milsom Street and the historic city core. Recreational pursuits can be found locally at the open spaces of Royal Victoria Park and The Circus / Royal Crescent.

Description:

Long leasehold lower ground floor self-contained flat requiring modernisation within a Grade II Listed building.

Accommodation:

Lower Ground floor: One bedroom, reception room, kitchen, bathroom/WC, porch
Outside: Small area
Gross Internal Area GIA (Source: EPC) approximately 56 sq m (602 sq ft)

EPC rating: D

Council Tax Band: B

Lease:

Held on a new long lease for a term of 999 years from and including 1st July 2016 – refer to legal pack for full details.

Note: The Property will be subject to a grant of a new lease and buyers should refer to the agreement for lease and draft lease within the auction pack. There is currently no Management Company managing the building.

To view: Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

