



RESIDE

24 Barton Street
Bath
BA1 1HG

T: 01225 445 777
F: 01225 426 990
E: info@residebath.co.uk
W: www.residebath.co.uk

St Ann's Place, New King Street

Rent: £950 pcm*

Available: Now



Features

- Spacious first floor apartment located close to Bath city centre.
- One double bedroom and one single bedroom.
- Light and spacious living room.
- Fully fitted kitchen.
- A good sized bathroom.
- Gas central heating throughout.
- Council Tax Band B.



Essential details

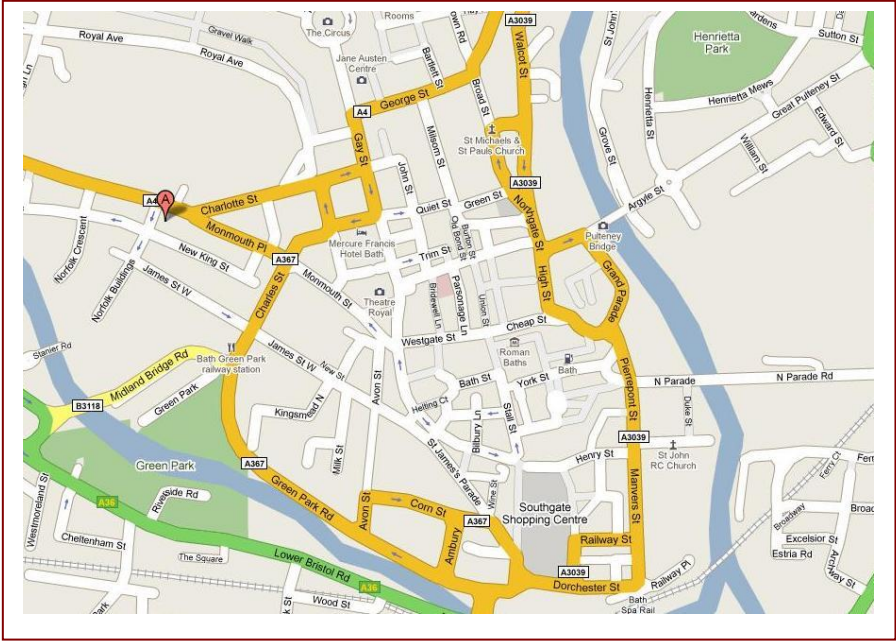
A smart and spacious two bedroom apartment situated on the first floor of an elegant Grade II Listed end of terrace Georgian house located in an attractive pedestrianised cul-de-sac.

A good sized entrance hallway leads into a bright and spacious living room, adjacent to which is a modern fully fitted kitchen with integrated appliances and ample worktop space. A sizeable double bedroom with a fitted wardrobe is situated at the far end of the apartment, next to which is a second, smaller bedroom / study. The property is completed by a fully fitted contemporary bathroom.

Unfurnished.

Map

EPC



Energy Performance Certificate

Flat B,
4 St Anne's Place,
BATH,
BA1 2BJ

Dwelling type: Mid-floor flat
Date of assessment: 28 August 2009
Date of certificate: 27 August 2009
Reference number: 2256-8050-4255-6761-7050
Total floor area: 50 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

| Current | Potential |
|---------|-----------|
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

73 75

Environmental Impact (CO₂) Rating

| Current | Potential |
|---------|-----------|
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

69 71

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 263 kWh/m ² per year | 245 kWh/m ² per year |
| Carbon dioxide emissions | 2.2 tonnes per year | 2.0 tonnes per year |
| Lighting | £32 per year | £25 per year |
| Heating | £355 per year | £341 per year |
| Hot water | £51 per year | £76 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 912 912 or visit www.energysavingtrust.org.uk/home

Floor plans

FIRST FLOOR
APPROX. 44.6 SQ. METRES (480.2 SQ. FEET)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken by Reside Bath Limited for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective Tenant.

© Copyright Reside Bath Limited 2012. Any copying, reproduction or unauthorised use of this floor plan is strictly prohibited.
Plan produced using The Mobile Agent.

FIRST FLOOR FLAT, NEW KING STREET, BATH, BA1

Please note

To the best of our knowledge the above information on this Property Brochure is accurate at the time of production. We suggest getting an update from our office and staff before committing to a decision on the property. Reside Bath Ltd acts as agent for the property owner and does not accept direct responsibility for any inaccuracies. The property owner will only accept responsibility for errors in the Property Brochure if the applicant has made it clear that he is relying on this information in proceeding with the agreement and has raised the relevant enquiries.