



**7 BEAUFORD SQUARE, BATH, BA1 1HJ**

£2,500 per month\*

**Carter Jonas**

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## A wonderful 3 bedroom, 2 bathroom townhouse situated in an extremely central location on Beauford Square, tucked in just behind The Theatre Royal.

- Kitchen
- Dining Room
- First Floor Sitting Room
- 3 Bedrooms
- 2 Bathrooms
- Small Courtyard

### THE PROPERTY

We are pleased to be able to offer this 3 bedroom Georgian Townhouse tucked away behind the Theatre Royal in Beauford Square. The property has been the subject of recent re-decoration throughout. There is also a recently fitted modern kitchen. Upon entering the property, the hallway leads to a dining room through to modern kitchen which has appliances of oven with hob and dishwasher. To the rear of the hallway is a utility room with fridge/freezer, plumbing for washing machine and door to small rear courtyard. Stairs rise to the first floor where there is an L shaped Sitting Room that overlooks the Square. There are two bedrooms and a bathroom on the second floor. Stairs lead from the ground floor hallway down to third bedroom with en suite bathroom. A lovely Townhouse in a very central location that would suit a couple, a single or a small family. Offered unfurnished and available now. EPC Band D.

Council Tax Band E (please see Bath & North East Somerset website for current cost)

Mains electric, gas and mains water.

Parking: One parking permit in central zone. Beauford Square is pedestrian access and no parking in Beauford Square.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2500 per calendar month:

Holding deposit of 1 week's rent £576.92

Security deposit of 5 weeks rent £2884.60



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## **ADDITIONAL INFORMATION**

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

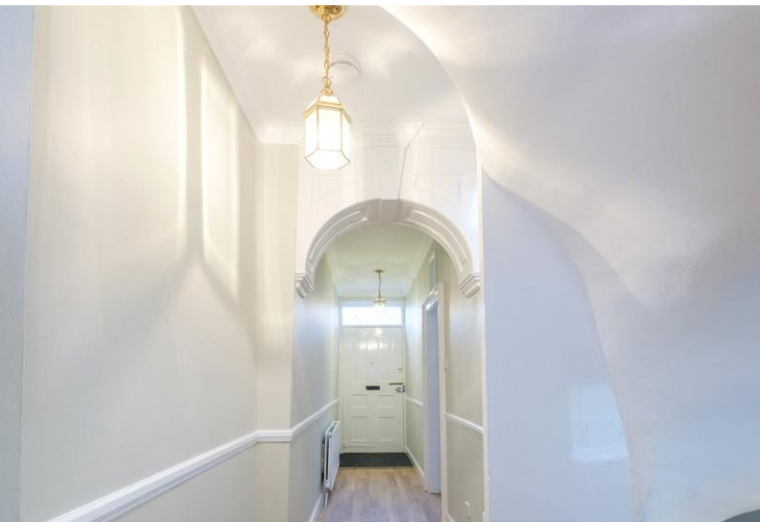
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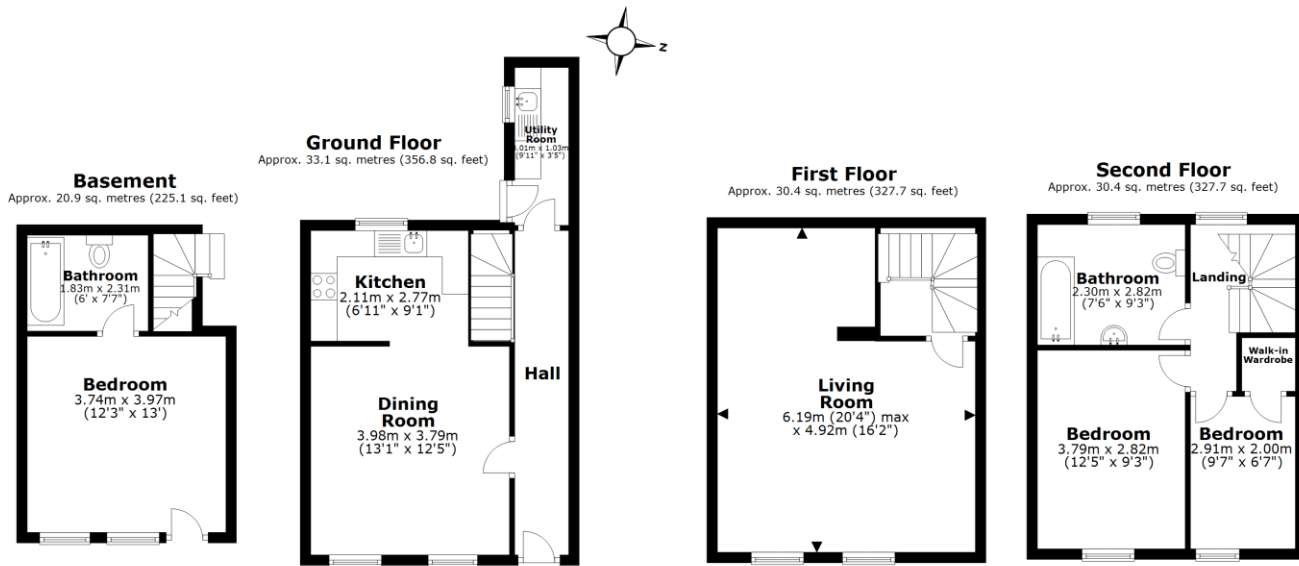
Local Authority - Council Tax Band E

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Directions

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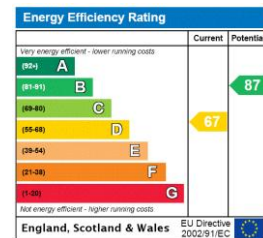




Total area: approx. 115.0 sq. metres (1237.3 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan, however measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. www.fkphoto.co.uk Plan produced using PlanUp.

**Beauford Square, Bath**



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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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