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17 The Courtyard Apartment,  
Bennett Street, Bath, BA1 2QL

£1,850 pcm

A beautifully presented 2 bedroom apartment set in the heart of Georgian Bath with open plan living/kitchen/dining room, well proportioned rooms and private courtyard.

Available September

Unfurnished



# Key Features

- Generous 2 bedroom apartment
  - Beautiful, light space
  - 5 minutes to Bath city centre shops
  - Private courtyard
- Two built in office spaces for home working
  - Open plan living/kitchen/dining room
  - Refitted bathroom with a bath and walk in shower

## Description

17 Bennett Street benefit from it’s own private entrance from the front steps leading down to the glazed porch door and through to the hall where there is ample storage along with enough space for a study/office area. The hall accesses all the major rooms along with two further storage cupboards. The open plan living room/kitchen/dining room is located to the front of the building and enjoys large, near south facing windows letting the light flood in over the bench seating in the dining area and through to the well appointed kitchen.

Both bedrooms are served by a chic bathroom all toward the rear of the apartment and bedroom 1 is generous in size and has large built-in wardrobes and also has a door leading to the pretty courtyard. The modest courtyard has enough space for a barbecue area along with private seating areas and is set to two levels.

## Accommodation

### Ground Floor

Steps leading down to the front courtyard with access to vaults.

### Lower Ground Floor

#### Entrance Hall

With limestone flooring, panelled radiator, cupboard housing the gas metre and wooden door through to inner hall.

#### Inner Hall

With limestone flooring, karndean wood effect flooring, numerous cupboards and shelved storage units, built in workstation, airing cupboard, further storage cupboard, wall mounted thermostat and 2 doors leads into the open plan living room and kitchen.

#### Open Plan Living/Dining Room

With Karndean flooring, 2 large sash windows to front aspect, built in cupboard and dresser, built in pew seating, inset lighting, double panelled radiator and down lighting.

### Kitchen Area

With butcher block worksurface area, 4 ring gas hob, Neff stainless steel extractor over, single electric oven, space and plumbing for washing machine, corner carousel unit, pull out spice rack, built in dishwasher, space for American style fridge/freezer, breakfast bar, part glazed walls, 1½ bowl ceramic sink with mixer tap and drainer.

### Bedroom 1

With sash window and door leading out to the courtyard garden, 2 large double built in wardrobes with hanging space and shelving.

### Bedroom 2

With sash window to side aspect, radiator, built in desk, cupboard housing Worcester combination boiler, wooden wall panelling and recessed area for chest of drawers.

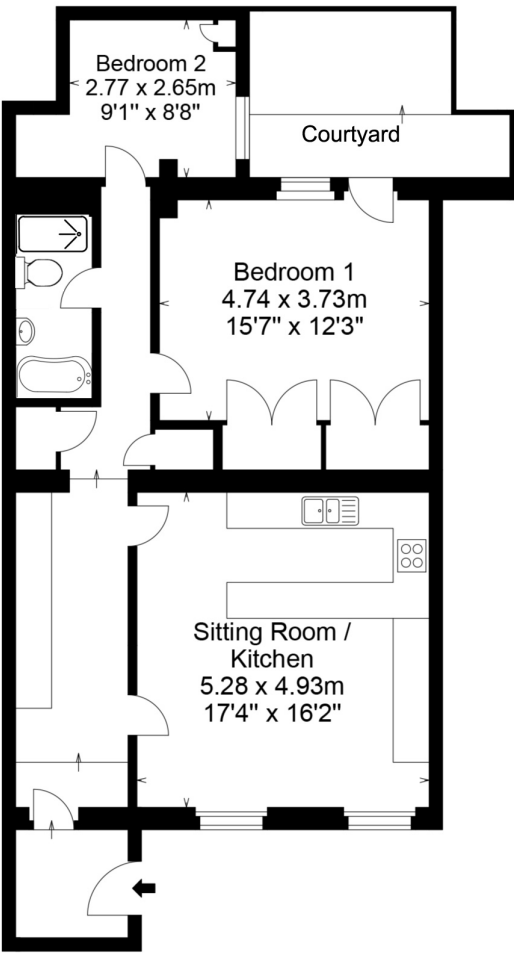
### Bathroom

Comprising 1½ width walk in shower cubicle with glazed door and monsoon shower head, concealed cistern WC, wash hand basin with mixer tap set into vanity unit, low level lighting, half sized bath with mixer tap, towel rail, tiled walls, shaver point with light and extractor fan.

### Externally

The rear courtyard is split into 2 levels with flagstones, bistro table and decked steps up to a further seating area with potted plants and overhead lighting.

Lower Ground Floor Apartment,  
17 Bennett Street,  
Bath, BA1 2QL  
Approx. Gross Internal Area  
928 Sq Ft - 86.21 Sq M



Lower Ground Floor



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print [www.townandcountrymedia.co.uk](http://www.townandcountrymedia.co.uk) © Town & Country Media 2016

## General Information

Council Tax Band: C  
Energy Performance Rating C  
Heating: Gas fired central heating

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