

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

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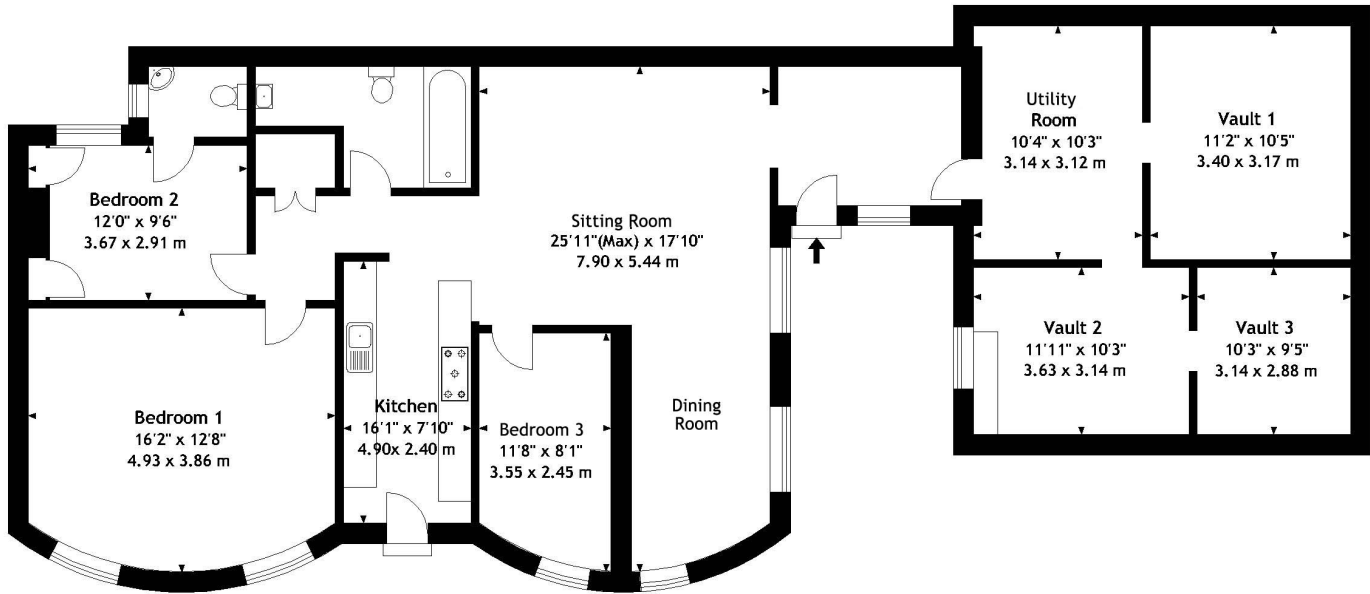
Residential Sales



Edward Street, Bath



Courtyard Apartment, 11a Edward Street, Bathwick, Bath BA2 4DU
Approx. Gross Area 1494.30 Sq.Ft - 138.80 Sq.M



11a Edward Street
Bathwick
Bath
BA2 4DU

A well presented and generously proportioned three bedroom courtyard apartment with contemporary open plan living accommodation and four large vaults.

Tenure: Leasehold

£500,000

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan produced by Advantage Matters.

Situation

Edward Street is situated on the southerly side of Great Pulteney Street, near the world famous Pulteney Bridge, Laura Place and within striking distance of the beautiful Sydney Gardens. Edward Street is situated on the southerly side of Great Pulteney Street, near the world famous Pulteney Bridge, Laura Place and within striking distance of the beautiful Sydney Gardens.

The UNESCO World Heritage City of Bath is on the door step and offers a wonderful array of chain and independent retail outlets, a fine selection of restaurants cafes and wine bars and many well respected cultural activities which include the nearby newly refurbished Holburne and One Royal Crescent Museums, a well-respected international music and literary festival along with the Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, which is a 10 minutes level walk away, the M4 motorway junction 18 is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Full gas central heating
Tenure: Leasehold – 1/5th Share of Freehold
Management Company: Bath Leasehold Management
Management Charges: £700/£900 every 3 months
Council Tax Band: D

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Description

11a Edward Street is a deceptively spacious, and generously proportioned, courtyard apartment. The beautifully presented, contemporary accommodation is arranged over the lower ground floor within an elegant Georgian town house. The property benefits from having a large open plan, well fitted, kitchen, sitting room and dining room. This combines to be an attractive, light and airy sociable living space. Accessed from the attractive entrance hall are four large vaults, which offer further occasional living and bedroom accommodation.

Accommodation

Lower Ground Floor

Steps lead down from the pavement to the lower courtyard.

Entrance Lobby

With recessed coir matting; solid oak flooring; radiator; recessed ceiling spotlights and window to front courtyard.

Open Plan Sitting and Dining Room

With solid oak flooring; recessed ceiling spotlights; two recessed feature alcoves with Bath Stone surround; three windows to front aspect; exposed ceiling beam and radiators.

Kitchen

With solid oak flooring; a comprehensive range of floor and wall mounted units; cupboards and drawers with granite work surfaces and splash-back; 1½ bowl sink with chrome swan neck mixer tap and shower tap; integrated Zanussi dishwasher; integrated fridge/freezer; cupboard housing wall mounted Worcester condensing boiler; integrated double Zanussi electric oven and five ring gas hob with granite splash-back and extractor fan over; integrated AEG combination microwave; integrated Zanussi washer/dryer; recessed ceiling spotlights and large granite breakfast bar. A stable door leads to courtyard with access to private vault.

Master Bedroom

With fitted carpets; two sash windows to front aspect; fitted recessed display shelves and cupboards; radiator and recessed ceiling spotlights.

Guest Bedroom 2

With fitted carpets; built-in wardrobes; window to rear aspect with radiator under.

En Suite Bathroom

With slate flooring; pedestal WC; feature circular pedestal basin; panelled bath with fully tiled surround; glazed shower screen and shower over; window to rear aspect; recessed ceiling spotlights and Ventaxia extractor fan.

Bath and Shower Room

With slate flooring; feature panelled bath with tiled splash back; glazed shower screen and shower; pedestal WC; wall mounted feature basin set into vanity unit with lit mirror unit over; wall mounted medicine cabinet; wall mounted heated towel rail; recessed ceiling spotlights and Ventaxia extractor fan.

Bedroom 3

With solid oak flooring; window to front aspect; radiator and recessed ceiling spotlights.

Large Vaults

From the entrance lobby there is a door which leads into **4 large vaults** which could be used as further occasional bedroom or living space.

Externally

To the front of the property there is the **use of a sunny south facing courtyard area.**

