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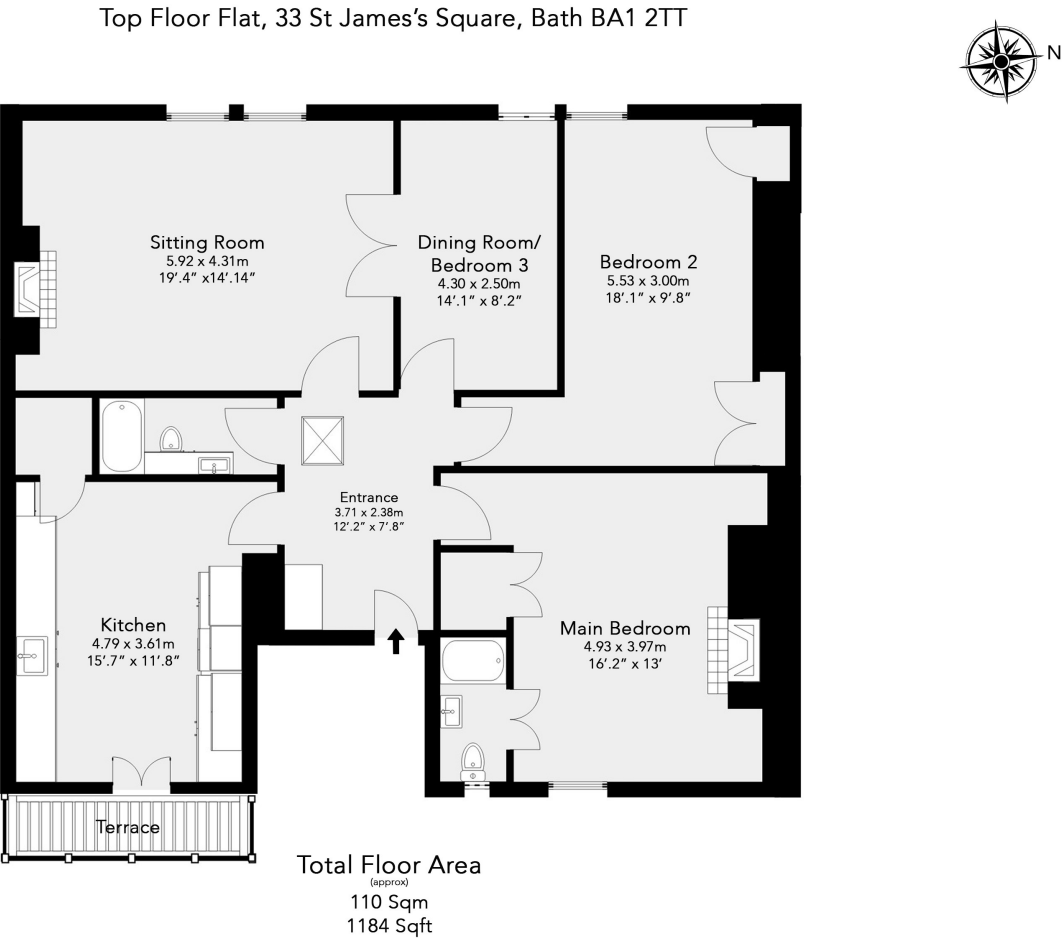
Bath & Bradford on Avon

Residential Sales



33 St James's Square, Bath





Top Floor
33 St James's Square
Bath
BA1 2TT

A high quality 3-bedroom penthouse apartment with a pretty balcony, located in a fine residential square close to excellent local amenities and within 10 minute's walk of Bath city centre.

Tenure: Share of Freehold

£825,000

Situation

St James’s Square is the finest and only fully residential Georgian square in Bath. The large formal garden at its centre contains remarkable specimen trees and is open only to residents of the square.

The property is within easy walking distance of the commercial heart of this thriving, vibrant and cosmopolitan city. Bath is known for extensive independent and chain shopping as well as many cultural and social attractions, including The Holbourne Museum, The Bath Music and Literary Festival, The Abbey and Bath Thermae Spa. World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University Campus.

An excellent range of independent and state schools, catering for all age groups includes St Stephens’, King Edward’s, Kingswood and The Royal High and Bath University is ranked amongst the top 10% worldwide. Communications include Bath Spa railway station providing services direct to London Paddington and the South West. Access to the M4 motorway junction 18 is approximately 10 miles to the north. Bristol international airport is within 20 miles.

General Information

Services: All mains connected
Heating: Gas fired central heating
Tenure: ¼ share of Freehold
Management Company: 33 St James’s Square Bath (Management) Ltd
Management Charges: £300 per month – currently re building the fund following significant refurbishment of the building including a new roof, insulation and redecoration of communal parts.
Council Tax Band: D

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Description

33 St James Square is significantly the largest house on the square given the property extends over the neighbouring arch. This handsome town house is a particularly well run building and has been divided sympathetically into 4 beautiful apartments with each dwelling being owner occupied and owning a one quarter share of the freehold.

The penthouse apartment which is in immaculate decorative order throughout is approached via beautifully maintained communal areas and a shallow staircase which rises to the top floor. On entering the flat, all rooms lead off from a large square hallway. To the left there is a well-appointed kitchen / breakfast room with a range of hand painted bespoke Shaker style units with granite work surfaces and a large walk in utility / pantry cupboard. Steps lead up to a pretty decked balcony which spans the width of the kitchen and enjoys lovely views.

To the front there is an elegant formal drawing room with a period fireplace which is linked via double doors to bedroom 3 which is currently being used as a formal dining room. In addition, there is a pretty master bedroom with plenty of built in storage and a lovely en-suite bath and shower room, along with a further spacious double bedroom and family bathroom.

Accommodation

Ground Floor

Communal Area

The property is entered through a beautifully maintained and elegant communal entrance hall with a shallow staircase that rises to the top floor.

Top Floor

Entrance Hall

The entrance to the property is a large square hallway with natural light, fitted carpets, recessed ceiling spotlights and radiator

Drawing Room

With fitted carpet, 2 sash windows to front aspect, period fireplace with Bath stone surround and slate hearth, recessed cupboard and shelving to left and right, recessed ceiling spotlight, radiator and double doors through to bedroom 3/dining room.

Bedroom 3/Dining Room

With fitted carpet, sash window to front aspect, recessed ceiling spotlights and radiator.

Bedroom 1

With fitted carpet, period fireplace and surround, shelved recessed to left and right, recessed ceiling spotlights, casement to rear aspect, large built-in wardrobes and double doors to en-suite bathroom.

En-Suite Bathroom

With mosaic tiled flooring, concealed cistern WC with display shelf over, wall mounted basin with tiled splashback, radiator, window to rear aspect, recessed ceiling spotlights, small sit-in bath with shower over, fully tiled surround, glazed screen and extractor fan.

Bedroom 2

With fitted carpet, recessed ceiling spotlights, radiator, sash window to front aspect, built-in wardrobes and further built-in storage cupboard.

Bathroom

With mosaic tiled flooring, concealed cistern WC, basin set into bespoke vanity unit, mirrors over, recessed ceiling spotlights, sit in bath with shower over, fully tiled surround and radiator with deco cover.

Kitchen/Breakfast Room

With solid oak flooring, radiator, large built-in pantry cupboard which houses washing machine and Baxi combination boiler, bespoke range of hand painted Shaker style units, cupboards and drawers with granite worksurfaces and upstand, recessed Belfast sink, brass swan neck mixer tap, integrated appliances include Neff dishwasher, electric AGA with 4 ring gas hob, bistro tiled splashbacks, recessed ceiling spotlights, radiator and steps up to beautiful decked balcony which spans the width of the kitchen.

