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Residential Sales

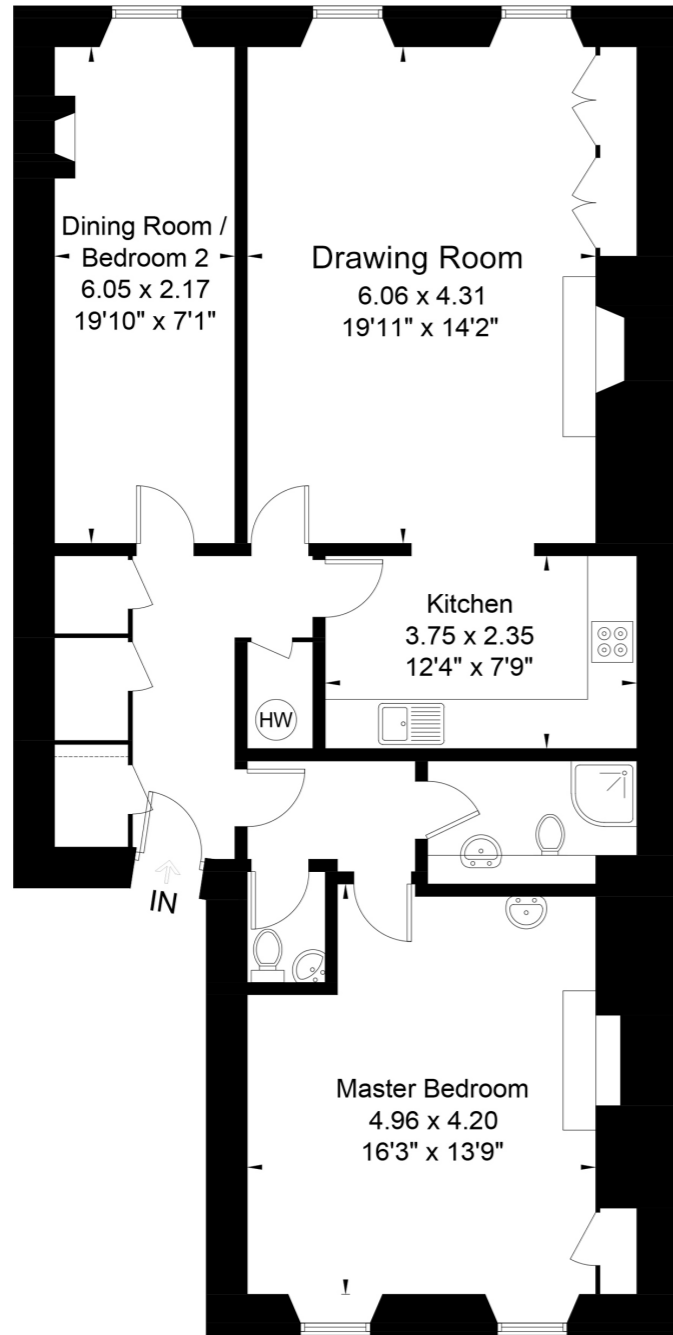


Marlborough Buildings, Bath



Second Floor Flat, 4 Marlborough Buildings, Bath, BA1 2LX

Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft



Second Floor

Second Floor
4 Marlborough Buildings
Bath
BA1 2LX

A splendid 2 bedroom 2nd floor apartment located in a world class residential address enjoying wonderful views over the Royal Crescent.

Tenure: Leasehold

Offers in Excess of
£550,000

Situation

Marlborough Buildings is a magnificent terrace of 32 handsome Grade II listed Georgian town houses, adjacent to the world famous Royal Crescent and enjoying fine uninterrupted westerly views to the rear, over-looking Royal Victoria Park.

Marlborough Buildings is perfectly placed for easy access into Bath city centre and for the excellent local amenities which are nearby on St James Square, which include an organic greengrocers, a newsagent, chemist, doctor's surgery, delicatessen and café and a hairdressing salon. In addition there are wonderful 5 star spa facilities available at the nearby Royal Crescent and Bath Priory Hotels.

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

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown. There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes.

Communication include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approx. 8 miles to the north and Bristol Airport is miles to the west.

General Information

Services: Mains water, electricity and drainage are connected
Heating: Central heating
Tenure: Leasehold – residue of a 999 year
Management Charges: £210 P.A
Management Company: 4 Marlborough Buildings Ltd
Council Tax Band: E
Inclusions: All fitted carpets and appliances.

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

4 Marlborough Buildings is an elegant Grade II listed Georgian townhouse having been sympathetically divided into 4 beautiful apartments. This stunning townhouse is positioned towards the lower end of this majestic terrace and therefore affords wonderful views to the front over the Royal Crescent.

The property is entered into particularly well maintained communal areas that benefit from a well-run internal management company.

The apartment which retains a wealth of period features and is tastefully presented throughout has a spacious entrance hall with plenty of built in storage and doors to all rooms. All rooms are wired with a sound system through ceiling speakers. To the front with a splendid aspect over-looking the Royal Crescent there is an elegant formal drawing room with a handsome period fireplace and 2 sash windows with working shutters, this is linked to a well-equipped open plan solid oak kitchen to the rear. From the drawing room there is a door leading to a large double bedroom which is currently temporarily divided to also create a pretty dining area with a period fireplace and picture window with fabulous views of Royal Crescent, working shutters and fitted window seat.

To the rear enjoying a lovely open leafy aspect there is a generous master bedroom suite with a well-appointed shower room and separate WC.

Accommodation

Ground Floor

Communal Areas

The property is entered into particularly well maintained communal areas with an active well run management company.

Second Floor

Entrance Hall

With oak floorboards, dado rail, built in cupboards with hanging and shelving space, wall mounted intercom system, large cupboard housing the pressurized hot water system and recessed feature display arch.

Drawing Room

With fitted carpet, period fireplace with gas insert living flame fire, marble surround and slate hearth with wooden inlay, built in original bespoke cupboards to the left accommodating tv and sound system, 2 sash windows with working shutters to front aspect, radiator with deco panel and archway through to kitchen. Ceiling speakers.

Kitchen

With oak floorboards, a comprehensive range of floor and wall mounted units, cupboards and drawers with granite work surfaces and upstand, integrated appliances to include Belfast sink and brushed chrome mixer tap, Neff electric oven, Neff combination oven, 4 ring gas hob with extractor over and tiled splash back, fridge and washer/dryer and recessed ceiling spotlights.

Dining Area

With fitted carpet, period fireplace with gas insert living flame fire and surround, sash window to front aspect with working shutters and window seat. Ceiling speakers.

Bedroom 2

With fitted carpet and radiator with deco panel.

Lobby

With oak floorboards and radiator with deco panel.

WC

With pedestal WC, wash hand basin corner unit with tiled splash back, recessed ceiling spotlights and extractor fan.

Shower Room

With Travertine flooring, part tiled walls, fully glazed and tiled corner shower unit with hand held and rain shower over, concealed cistern WC set into vanity unit with drawers and cupboards, sink with stainless steel taps, wall mounted ladder effect heated towel rail, wall to wall fitted mirror, recessed ceiling spotlights and extractor fan.



Master Bedroom

With fitted carpet, period fireplace with gas insert living flame fire, marble surround and slate hearth with wooden inlay, courtesy wall mounted pedestal sink with tiled splash back and lit mirror over, 2 sash windows with balconettes to rear aspect and fitted cupboard. Ceiling speakers.