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Residential Sales

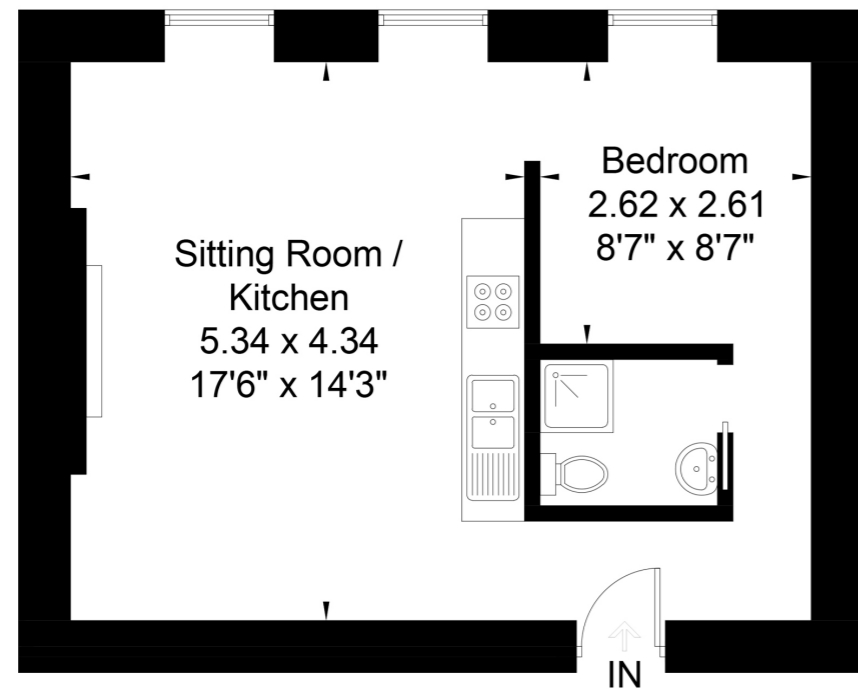


Bennett Street, Bath





Ground Floor Flat, 24 Bennett Street, Bath, BA1 2QL  
Approximate Gross Internal Area = 39.1 sq m / 420 sq ft



Ground Floor

Apartment 1  
24 Bennett Street  
Bath  
BA1 2QL

A stylish ground floor one bedroom south facing apartment, located beautifully in the heart of Georgian Bath.

Tenure: Leasehold

£250,000

## Situation

Bennett Street is located in the heart of Georgian Bath, adjacent to the famous Bath Assembly Rooms and leading onto the Kings Circus, Brock Street and Royal Crescent, which from an aerial view forms The Masons Key.

The World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, many pre-London shows at the Theatre Royal, a fine selection of museums and art galleries along with the attractions at The Pump Rooms and Roman Baths.

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

A number of excellent schools are also within easy reach which include St Stephens Primary School, Kingswood School and The Royal High School on Lansdown Road and King Edwards Schools on North Road.

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

## Description

24 Bennett Street is an elegant end of terrace Georgian townhouse having been divided into 4 apartments with newly refurbished one-bedroom apartments on the ground floor.

Flat 1 is approached from the ground floor hallway to the left, and enters into an impressive south facing, sunny open plan living space which has 3 beautiful Georgian sash windows with working shutters to the front aspect, enjoying fine views towards the Abbey. This stylish city apartment has been recently refurbished throughout and has a perfect blend of period detail and quality contemporary finishes.

The elegant generously proportioned drawing room has period panelling, a central period fireplace with recesses to each side, fine decorative beading detail and a lovely open plan well-appointed kitchen with fashionable parquet flooring. There is a clever division which leads to the bedroom and en-suite shower room, which has contemporary mosaic tiled flooring, a built in 'metro' tiled shower unit and vanity basin.

In addition, there is a clever storage area accessed from both the bedroom and hallway.

## Accommodation

### Ground Floor

#### Entrance Lobby

With fitted sisal carpet, wall mounted coat hooks, contemporary glazed ceiling light, wall mounted intercom.

#### Drawing Room

With fitted sisal carpet, period fireplace and surround, 2 recesses to either side, intricate period beading detail, period cornicing, radiator, recessed ceiling spotlights, 2 sash windows with working shutters to front aspect and radiator under.

#### Kitchen

With parquet flooring, range of floor and wall mounted units, wooden worksurfaces and upstand, double Belfast sink, brushed chrome mixer tap, concealed built in washing machine, built in Bosh electric oven, 4 ring induction hob, space for large fridge/freezer and wall mounted lighting.

Division and walk through to double bedroom.

#### Bedroom

With fitted sisal carpet, wall panelling, intricate period beading detail, sash window with working shutters to front aspect with radiator, recessed ceiling spotlights and walkway through to large built in storage area.

#### Shower Room

With tiled flooring, glazed corner shower unit with tiles, handheld and wall mounted shower, pedestal WC, basin set into vanity unit, recessed ceiling spotlights and wall mounted lighting.

## General Information

Services: All mains services are connected  
 Heating: Electric radiators  
 Tenure: Leasehold – 121 years  
 Management Company: Curo  
 Management Charges: £100 pcm  
 Ground Rent: £250pa ground rent  
 Council Tax Band: C

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