

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

COBB
FARR

Bath & Bradford on Avon

COBB
FARR

Bath & Bradford on Avon

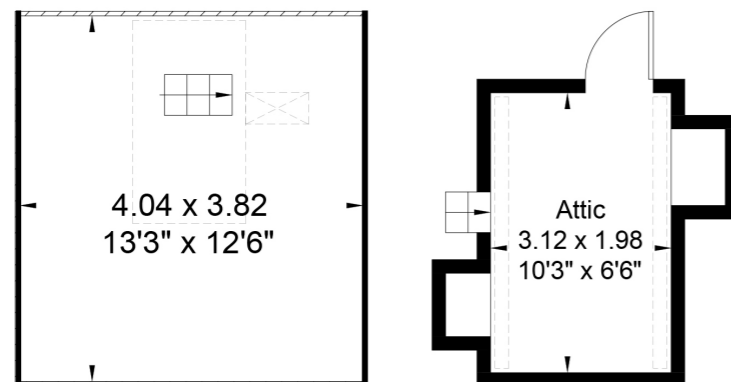
Residential Sales



Russell Street, Bath



Approximate Gross Internal Area = 83.3 sq m / 896 sq ft
 Attic Room = 7 sq m / 75 sq ft
 Mezzanine Level = 15.4 sq m / 165 sq ft
 Total = 105.7 sq m / 1136 sq ft



£395,000

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.

Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023

Situation

Russell Street is located in an ideal central position, in the heart of Georgian Bath, close to many famous landmarks, which include The Assembly Rooms, The Kings Circus and the Royal Crescent and within 5 minutes–walk of central Bath, a fine UNESCO World Heritage Site.

Bath offers a wonderful array of chain and independent shopping, many fine restaurants cafes and wine bars and a number of well–respected cultural activities which include The One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms along with a world–famous music and literary festival.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs along with wonderful five–star hotel and spa facilities at The Royal Crescent and The Priory hotels.

An excellent selection of good state and independent schools are also within easy reach which include the nearby St Stephens and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

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

General Information

Services: All mains connected
Heating: Gas fired central heating
Tenure: Leasehold – 999 years from 1st January 1999
Management Company: Andrews Property Group and 2 Russel Street (Bath) Ltd
Management Charges: £2,365.10 approx
Council Tax Band: F

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

Number 10 is located at the top of this wonderful set of apartments boasting city centre views whilst providing quiet and safe accommodation. No onward chain.

The hallway leads to the major rooms of the apartment with the spacious sitting room having a beautiful fireplace and double doors through to the fully fitted kitchen. There is a loft ladder which pulls down, giving access to a useful mezzanine overlooking the vaulted sitting room. Two double bedrooms are served by the refitted and sumptuous bathroom.

In addition to the main accommodation there is a loft room and access to the roof top and view beyond.

Accommodation

Ground Floor

Communal Entrance Hall

With individual apartment post–boxes.

Top Floor

Entrance Hall

With solid walnut plank flooring, concealed radiator, cupboard with consumer unit, wall lights, telephone entry system, wall mounted thermostat for central heating, underfloor heating thermostat and cloaks cupboard with shelving. There is a concertina pull–down gas assisted spring–loaded ladder leading to a loft room.

Attic

Housing gas fired boiler for domestic hot water.

Loft Room

With radiator, lighting, electric sockets and leads to the loft roof.

Sitting Room

With two rear aspect Georgian sash windows, double panelled radiator, cast iron inset fire set within a Bath stone fireplace and mantel with slate hearth (gas disconnected). Recessed shelving and cupboards and vaulted ceiling with exposed purlins and 'A' frame. There is also a loft hatch with a pull–down wooden ladder leading to a mezzanine area which is over the kitchen and partly over the sitting room with a glazed screen looking over the sitting room with a roof light window giving access to roof top views. Double opening doors lead through to the kitchen.

Kitchen

The kitchen comprises a matching range of eye and base level units with roll–top work surface areas and matching upstand, 4 ring Neff gas hob with electric oven under and stainless–steel extractor with light over. Down–lighting, integrated appliances include; Miele washing machine, tumble dryer, Neff low level fridge separate freezer and dishwasher, single bowl stainless–steel sink with mixer tap and drainer, rear aspect window, solid walnut plank floor and a tall radiator.

Bedroom 1

With radiator, wall lights and front aspect Georgian sash window, range of built–in wardrobes with shelving and hanging space.

Bedroom 2

With front aspect Georgian sash window, double panelled radiator and a range of built–in wardrobes and wall lights.

Bathroom

With low flush WC, pedestal wash hand basin, claw foot roll–top free–standing bath with mixer tap and telephone shower attachment, corner shower cubicle with tiled walls, thermostatic shower with chrome riser, glazed door, extractor fan, downlighting, underfloor heating and sun tunnel light well.

