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Residential Sales

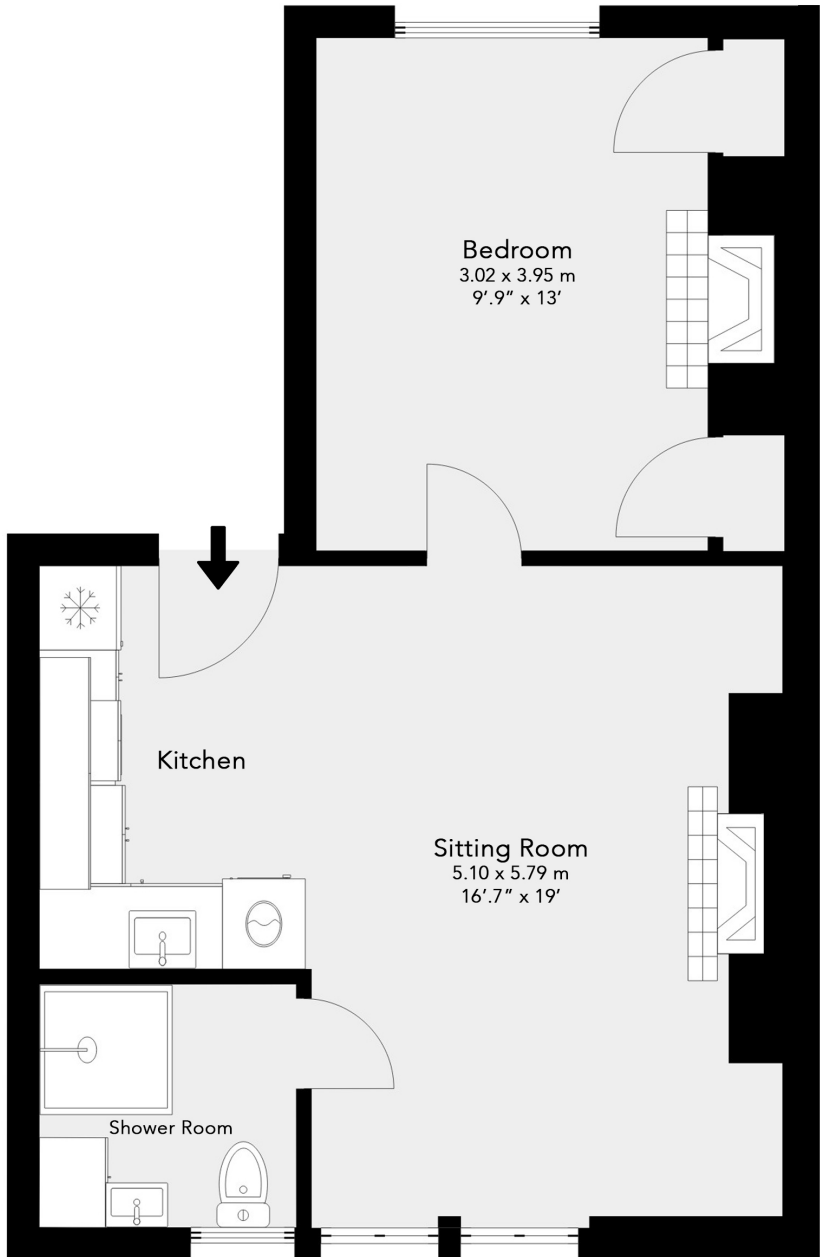


Park Street, Bath



Floor Plan

Flat 2, 8 Park Street, Bath, BA1 2TB



Total Floor Area
(approx)
41 Sqm
441 Sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent



Ground Floor Apartment
8 Park Street
Bath
BA1 2TB

A refreshed one bedroom ground floor apartment, located just off St James' Square offering high ceilings, no onward chain and a lovely rearward view over the garden and to the approach golf course beyond.

Tenure: Leasehold

£220,000



Situation

Park Street is a highly prized residential area located on Bath's sought after northern slopes. These fine terraces of Grade II listed Georgian townhouses are located in a quiet no through road, just above St James Square and below Lansdown Crescent and are most conveniently located for easy access to the excellent local amenities on nearby St James Square, Julian Road and Bath city centre. Park Street is also particularly well placed for easy walking access to the beautiful nearby Royal Victoria Park and The Botanical Gardens.

The UNESCO World Heritage City of Bath 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, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition there are excellent spa facilities at the nearby 5* Royal Crescent and Priory Hotels and a well-attended local tennis and boules club.

Many good state and independent schools are also on the doorstep which include St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line 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 services are connected
Heating: Electric heating
Tenure: Leasehold – residue of 999 year lease
Management Company: HML
Management Charges: £187 per month
Council Tax Band: B

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Description

The property is approached via a communal hallway with the door to the apartment being located on the ground floor.

Once inside the open-plan kitchen living room boasts high ceilings, fireplace and a wonderful tall window giving a westerly, sunny view over the neighbouring garden and to the approach golf course to the rear.

The property faces east-west with the bedroom having a front aspect enjoying the morning light and a shower room completes the accommodation and is located off of the sitting room.

The apartment is located within Zone 7 and is eligible for a residents parking permit from BANES council.

Accommodation

Ground Floor

Communal Entrance Hall

Leading to the front door of the apartment with entry phone.

Open Plan Kitchen/Dining Room

With downlighting, eye and base level units, roll top worksurface area, single bowl stainless steel sink with mixer tap and drainer, 4 ring halogen hob, electric oven under, extractor and light over, space and plumbing for washing machine, space for upright fridge freezer, part tiled walls and open to the sitting room.

Sitting Room

Comprising low flush WC, pedestal wash hand basin, separate glazed shower cubicle with Mira shower unit, shelving, part tiled walls, rear aspect part frosted sash window, panelled flooring and wall mounted electric heater.

Bedroom

With tall, front aspect sash window Georgian fireplace, cast iron with slate hearth, wooden mantle, flanked by 2 storage cupboards, wall mounted consumer units and wall mounted electric heater.

From the sitting room window there is a delightful view over Georgian gardens and the park.