

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



17 E Old Orchard Street, Bath, BA1 1JU

A contemporary apartment offering designer-finished space; a high quality property spanning the top two floors of a Grade II-listed building, situated in a quiet street yet the heart of the city, currently used as a very successful holiday let.

Tenure: Share of Freehold

£565,000

Situation

A contemporary designed apartment spanning the top two floors of a Grade II-listed building, styled by award-winning interior & exterior superyacht designer Reymond Langton Design. Originally, the property was purchased and used as a home, but given its prime location and strong demand, it evolved into a successful short-term rental. This property has a strong track record as a highly desirable short-term rental, generating over £36,000 per year in revenue over the last two years. With excellent occupancy rates, premium rental demand, and a fully managed service available, this is a unique opportunity for buyers looking for a turnkey investment or a stylish home with income potential.

At the heart of Georgian Bath and close to all the major tourist attractions, Old Orchard Street is ideally placed in the City Centre, midway between Brunel's Bath Spa railway station and Bath Abbey. Just 100 yards away, you will find Parade Gardens which offers a delightful view across the river to the stunning Pulteney Bridge.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars along with a number of cultural activities including a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms. World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Royal Crescent, Bath Spa, The Priory and Combe Grove Manor Hotels.

Bath is particularly well placed for the M4 Motorway with Junction 18 being approximately ten miles north and other surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some ten miles to the west.

General Information

Services: All mains connected.

Heating: Gas fired central heating.

Tenure: Share of Freehold - 976 remaining

Management Details: Old Orchard Street Management Company Ltd

Management Charges: £2,029.19,

Council Tax Band: C

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

Upon entry, you are greeted into a bright entrance hall which grants access to the spacious, open plan kitchen/living/dining room. Three large sash windows, each with its own window seat, allow the light to flood in. The kitchen comprises a range of light grey wall and base units, providing ample storage space. There are integrated appliances and an AEG induction hob and oven. The kitchen also has the benefit of an island with further storage units. Under the polished white marble island there are three Walter Knoll Lox bar stools, with three hat lights overhead by British designer, Jake Phipps. Adjacent to the kitchen area is the living room with a built-in wall unit and a corner storage cupboard.

Additionally, off the entrance hall or to the right of the kitchen diner is, the living room or third bedroom overlooking the communal gardens. The unexpectedly large communal courtyard garden behind the property is a reminder that here was once an orchard tended by the Abbey's Benedictine brethren before being dissolved in 1539.

Making your way to the upper floor, you walk up a light and airy stairwell with a halfway landing and skylight. The upper landing leads you to two double bedrooms. Both with beautiful views of Bath's world renowned architecture as well as a super king size bed in the master bedroom and a king size bed in the second bedroom.

Between the two bedrooms, sits the bathroom. A standalone bath sits below the window, with a large separate glass-encased shower, heated towel rail and WC.

Externally, this maisonette benefits from the use of a spacious, enclosed communal courtyard garden. The garden has a full renovation two years ago and was professionally landscaped six months ago.

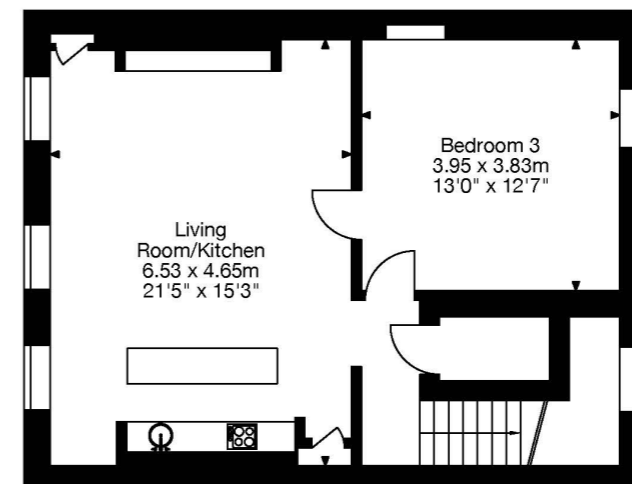
Key Features

- Open plan living room/kitchen
- 2/3 double bedrooms
- Family bathroom
- Extending to approximately 1,134 sq ft
- Communal courtyard garden
- Share of Freehold
- Ability to Air BnB
- Generating over £36,000 per year as a short-term holiday let

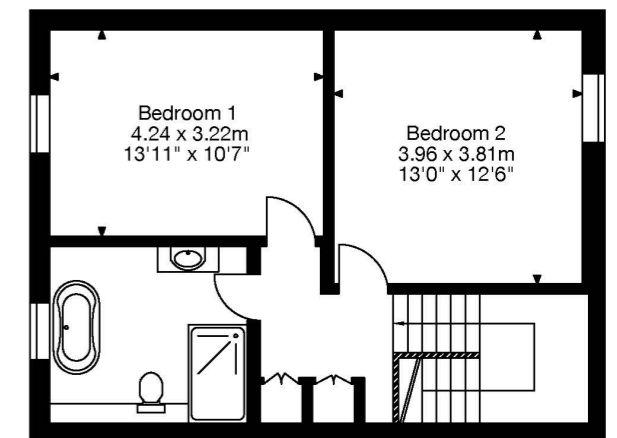
Floor Plan

17e Old Orchard Street,
Bath BA1 1JU

Approx. Gross Internal Area
1134 Sq Ft - 105 Sq M



Second Floor



Third Floor