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# COBB FARR

Bath & Bradford on Avon

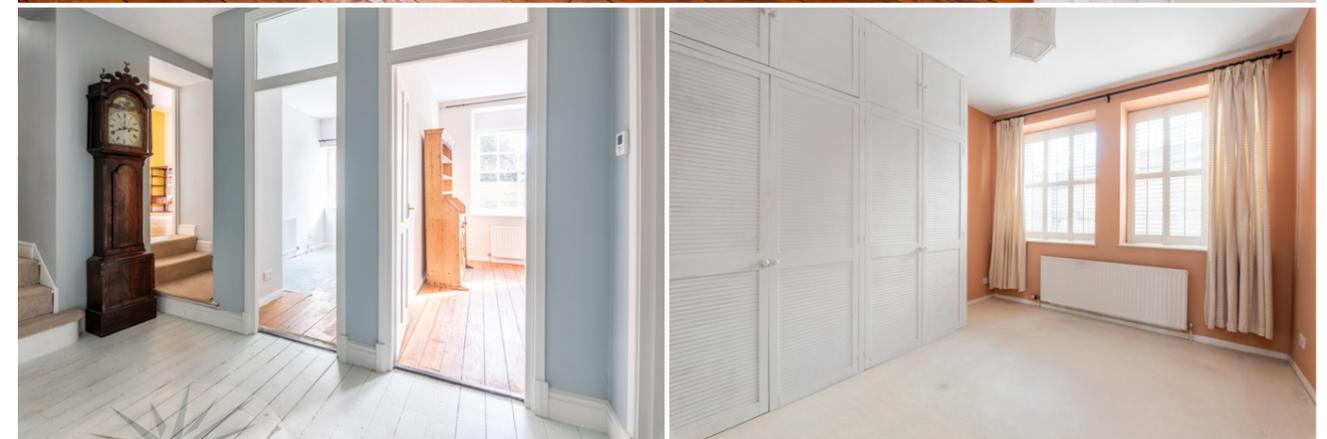
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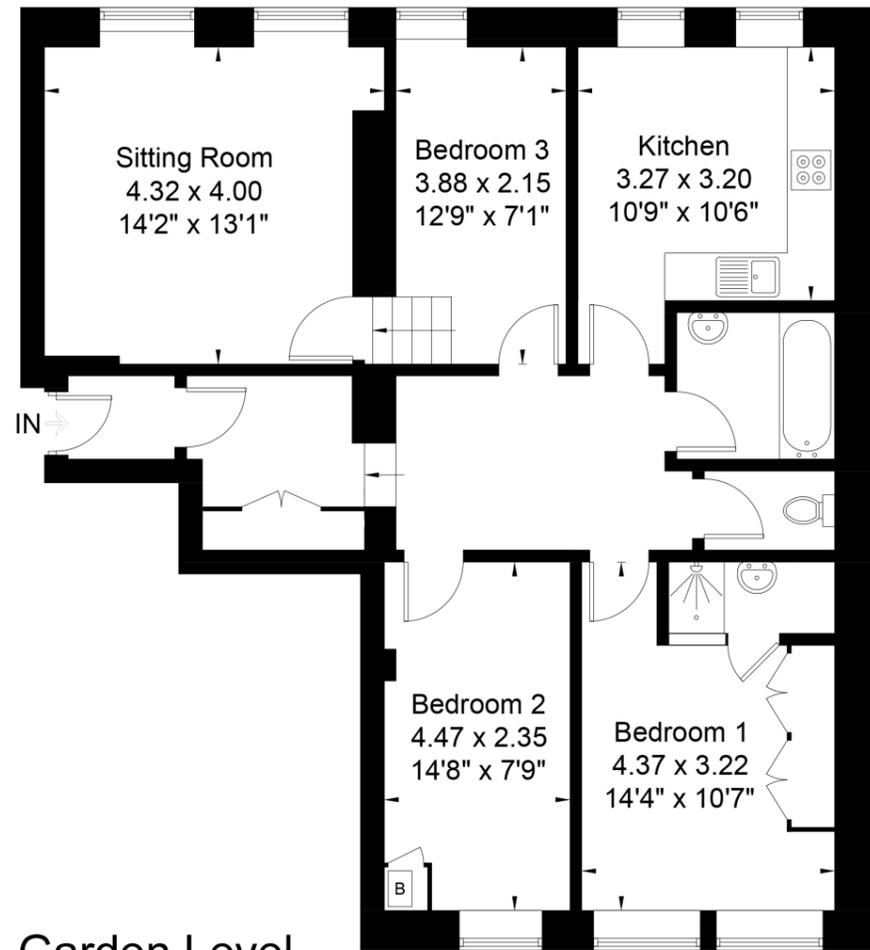
Residential Sales



Park Street, Bath



Apartment 1, 29-30 Park Street, Bath BA1 2TF  
 Approximate Gross Internal Area = 87.3 sq m / 940 sq ft



Apartment 1  
 Park Street  
 Bath  
 BA1 2TF

A generously proportioned 3 bedroom apartment which spans the width of 2 Grade II listed Georgian town houses, in need of some minor cosmetic updating, with a pretty courtyard garden and located in a prime residential area, just off St James Square.

Tenure: Leasehold

**£475,000**



## 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 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 five star 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.

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## General Information

Services: All mains services are connected  
Heating: Full gas central heating  
Tenure: Leasehold – 90 years remaining  
Management Company: Curo  
Management Charges: £64 per month  
Council Tax Band: B

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## Description

Apartment 1, 29–30 Park Street is a generously proportioned 3–bedroom city dwelling which unusually spans the width of 2 handsome Grade II listed Georgian townhouses and therefore offers particularly spacious accommodation. The building is entered via communal hallways with stairs that lead down to garden level and access to apartment 1.

The apartment, which is in need of a little cosmetic updating, is extremely welcoming and has an attractive entrance hall from which all rooms lead. To the rear overlooking the pretty courtyard garden there is a well-fitted kitchen / breakfast room along with a generous formal drawing room and bedroom 2. To the front there are 2 good sized double bedrooms, the master has an ensuite shower room. In addition, there is a recently updated family bath and shower room and separate WC.

Externally accessed from the lower-level communal entrance hall there are attractive gardens that are divided into private spaces. The garden owned by apartment is conveniently directly outside the kitchen.

## Accommodation

### Ground Floor

The property is entered into communal entrance halls with a doorway and stairs leading down the lower ground floor.

### Lower Ground Floor

#### Hallway

With fitted carpet, part glazed door through to the garden and the property is entered into a small lobby.

#### Lobby

With fitted carpet and door through to entrance hall.

#### Entrance Hall

With fitted carpet, radiator, wall mounted intercom system, 2 large fitted cupboards with louvre doors and steps which lead down to an attractive central hallway with doors that lead to all rooms.

#### Central Hallway

With exposed painted floorboards, central star design and radiator.

Steps lead up to the drawing room.

#### Drawing Room

With original exposed floorboards, 2 sash windows to rear aspect, 2 radiators and recessed built-in bookshelves.

#### Kitchen

With original exposed floorboards, a range of base and wall mounted units, cupboards and drawers, wooden worksurface, fitted fridge/freezer, integrated electric oven and 4 ring electric hob with extractor over, circular recessed sink and drainer, dishwasher, washing machine, tiled upstand, stainless steel splashback over cooker, extractor fan, 2 sash windows to garden aspect with radiator under.

#### Bedroom 1

With fitted carpet, 2 sash windows to front aspect with fitted planation shutters, radiator under and fitted wardrobe with louvre doors.

#### En-Suite Shower Room

With wall mounted basin, tiled splashback, fully tiled shower unit, fitted shelving and attractive glazed brick tiling.

#### Separate WC

Leading from the central hallway with laminate wooden flooring, pedestal WC, fitted shelf and extractor fan.

#### Family Bathroom

With wooden effect flooring, ladder effect heated towel rail, rectangular basin set into vanity cupboard unit, panelled bath with fully tiled surround, handheld and rain shower over, extractor fan and courtesy lit mirror.

#### Bedroom 2

With fitted carpets, radiator, sash window to front aspect, book shelving and build-in cupboard housing the Worcester combination boiler.

#### Bedroom 3

With sash window to rear aspect and radiator.

## Externally

Accessed from the communal hallway there is a large communal store room and a pretty paved sun terrace with mature borders.

