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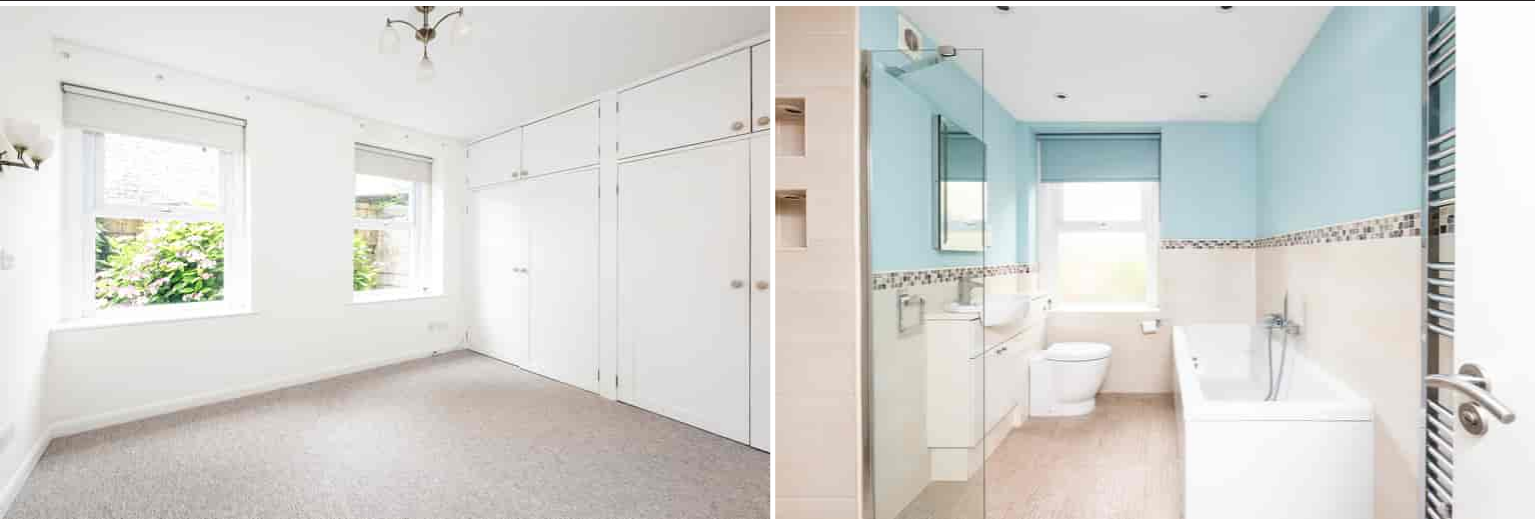
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Residential Sales



Edward Street, Bath



Floor Plan

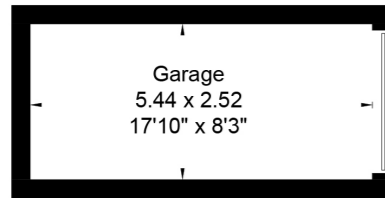


Flat 1, Abbey Court, Edward Street, Bath, BA2 4DX

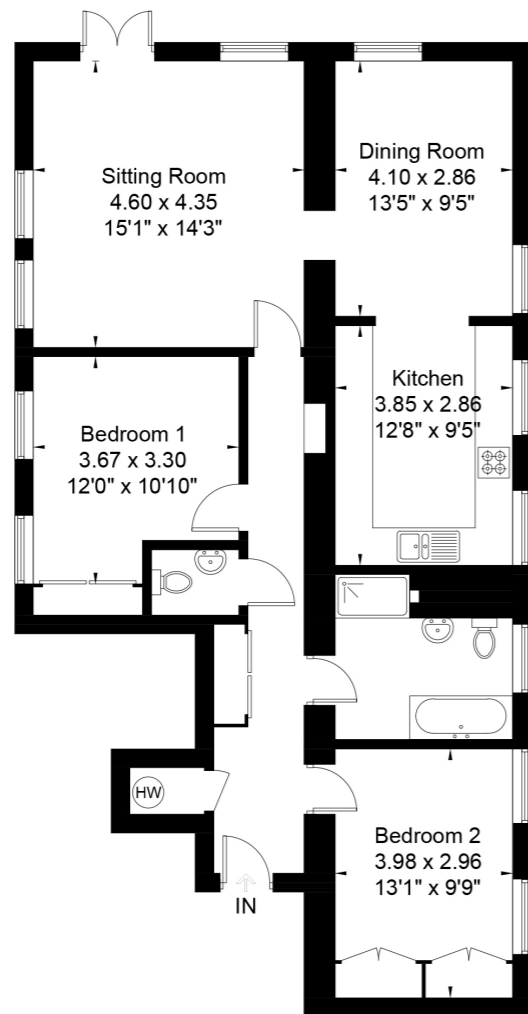
Approximate Gross Internal Area = 95.1 sq m / 1023 sq ft

Garage = 13.7 sq m / 147 sq ft

Total = 108.8 sq m / 1170 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

1 Abbey Court
Edward Street
Bathwick
Bath
BA2 4DX

A newly refurbished, unusually spacious, 2 bedroom apartment with private garage, located in a prime residential area within 5 minutes level walk of Bath city centre.

Tenure: Leasehold

£575,000



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

Edward Street is situated on the southerly side of Great Pulteney Street, near the world famous Pulteney Bridge and Laura Place and within easy walking distance of the beautiful Sydney Gardens and Henrietta Park.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, a fine selection of restaurants cafes and wine bars and many well-respected cultural activities which include the newly refurbished Holburne and One Royal Crescent Museums, a well-respected international music and literary festival along with the Roman Baths and Pump Rooms.

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

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, which is a 10 minutes level walk away, the M4 motorway junction 18 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: Full gas central heating with underfloor heating throughout

Tenure: Leasehold (from 1966) 999 years

Management Company: West of England

Management Charges: £1,500 per annum

Council Tax Band: E

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Description

1 Abbey Court is a generously proportioned 2 bedroom apartment one of 11 in a purpose built development, located in a prime central residential position.

The apartment has been beautifully refurbished throughout and offers spacious accommodation on the lower ground floor level with lift access to all floors.

The property can be accessed from Edward Street at the front of the building, or via Pulteney Mews through double doors directly into the living room of the apartment.

The attractive accommodation comprises a light and airy double aspect living room, which leads through to a large well-equipped kitchen and open plan dining room. In addition, there are 2 double bedrooms, both with plenty of built-in storage, a large bath and shower room and a separate guest WC.

Externally there is a small, raised stone terrace with a couple of steps down to the communal courtyard area and detached single garage that belongs to the property.

Accommodation

From the main building entrance on Edward Street, there is a lift and stairs down to the lower ground floor entrance lobby. Alternatively the apartment has its own private entrance from Pulteney Mews.

Lower Ground Floor

Entrance Lobby

With carpet and door through to the apartment which has been comprehensively refurbished throughout.

Large Entrance Hall

With fitted carpet, airing cupboard with pressurized hot water system, further sliding cloaks cupboard, recessed cupboard, recessed glazed bookshelves, doors to all rooms and wall mounted intercom system.

Bedroom 1

With fitted carpet, range of bespoke wall to wall floor to ceiling wardrobes, 2 double glazed windows to side aspect, wall mounted lighting and central pendent light.

Bedroom 2

With fitted carpet, 2 double glazed windows to side aspect, fitted wardrobes and central pendent light.

Guest WC

With wooden effect flooring, pedestal WC, pedestal basin with tiled splashback, glazed shelf over, wall mounted mirror recessed ceiling spotlights and extractor fan.

Living Room

With fitted carpet, double glazed to front aspect, 2 double glazed windows to side aspect, glazed doors sun terrace, garage and parking.

Large Open Plan Family Dining and Kitchen

Kitchen

With a comprehensive range of floor and wall mounted units, cupboards and drawers with granite effect worksurface and upstand, bistro tiled splashback, 1½ bowl porcelain sink, swan neck mixer tap, integrated Zanussi double oven, 4 ring gas hob with tiled splash back and extractor over, integrated Samson fridge/freezer, cupboard housing the Viessman gas boiler, integrated washing machine and dishwasher, 2 double glazed windows to side aspect and recessed ceiling spotlights.

Family/Dining Room

With wooden effect flooring, central pendent light and double-glazed window to side and rear aspect.

Bathroom

With ceramic tiled flooring, part ceramic tiled walls, panelled bath with central wall mounted taps and handheld shower, concealed cistern WC, basin set into cupboard vanity unit, large double sized, fully tiled and glazed wet area with handheld and wall mounted shower, recessed ceiling spotlights, wall mounted mirror, obscured double glazed window to side aspect, wall mounted heated towel rail and extractor fan.