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Residential Sales



## Apartment 4, 32 Park Street, Bath, BA1 2TF

A super 2 bedroom top floor apartment set just off of Bath's premier residential square and minutes from local amenities and green space.

Tenure: Leasehold

£380,000



## 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 where there is a chemist, deli and newsagent, also close by is 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 which is just a few minutes' walk away 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 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.

## General Information

Services: All mains services are connected  
 Heating: Full gas central heating  
 Tenure: Leasehold - 990 years from 25th March 1981  
 Management Company: 32 Park Street Bath (Management) Ltd  
 Management Charges: £1,200 per annum  
 Council Tax Band: B

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## Description

This apartment has undergone much renovation over the more recent past and now offers light and exceptionally well presented space with rearward views over the rooftops of Bath. The property benefits from good storage, very modern kitchen and bathroom and is offered with no onward chain.

### Top Floor

Solid wooden front door leading to the entrance hall.

Entrance Hall with semi vaulted ceiling, access to the loft, solid wooden floor and partially glazed doors leading to all rooms.

Shower Room with tiled flooring, tiled walls, double walk-in shower cubicle with glazed folding shower screen, thermostatic shower chrome riser, monsoon shower head and separate telephone shower attachment. Low flush WC, wall mounted wash hand basin with mixer tap and vanity drawers below, mirrored cupboard, bespoke water heated towel rail, downlighting and extractor fan.

Sitting Room with feature cast iron fireplace, ornate surround and mantle, single panelled radiator, rear aspect Georgian style sash window with a fine view over Bath roof tops towards the skyline and Prior Park, wall mounted thermostat and door through to the kitchen.

Kitchen with matching range of eye and base level gloss units with slate worksurface, gloss upstand, tiling, 1½ bowl stainless steel sink, waste disposal unit, mixer tap, 4 ring Neff ceramic hob, matching stainless steel Neff extractor over, Neff oven, built in microwave, built in Neff slimline dishwasher, built in washer/dryer, low level fridge, down lighting, rear aspect Georgian sash window with views over the Bath skyline and combination boiler.

Bedroom 1 with single panelled radiator, fireplace and front aspect sash window.

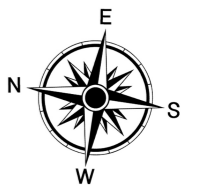
Bedroom 2 with front aspect sash window and single panelled radiator.

## Key Features

- 2 bedrooms
- Stunning views over the Bath skyline
- Period features throughout
- Central location
- Shower Room
- Light and bright drawing room
- Plenty of storage

## Floor Plan

Flat 4, 32 Park Street, Bath, BA1 2TF



Total Area  
 61.7 m2  
 664.13 sqft