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Residential Sales

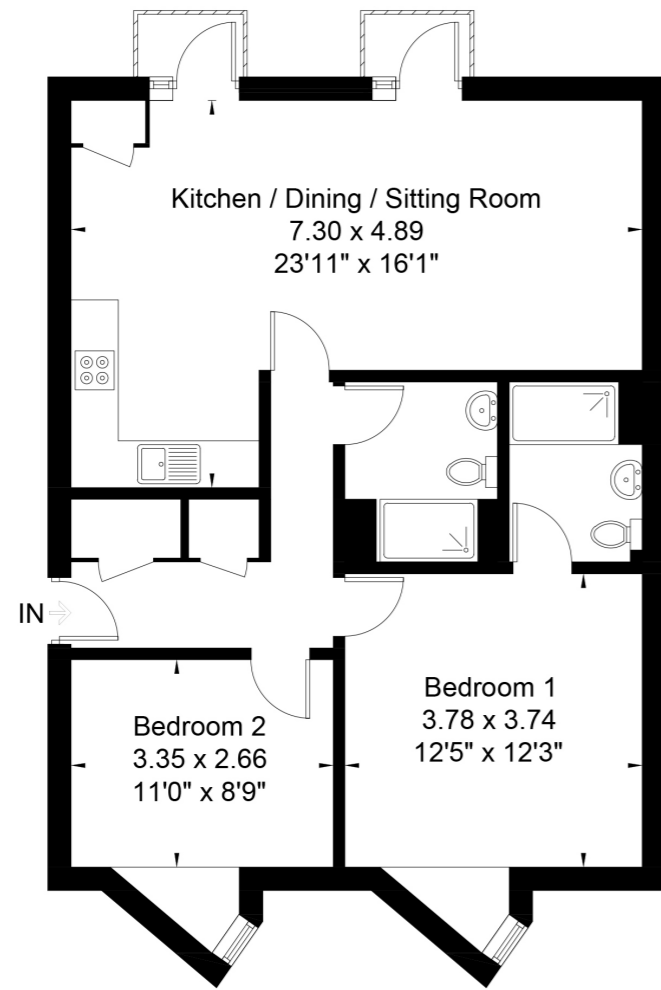
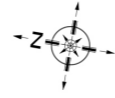


St George's House, Bath



5 St Georges House, Nelson Lane, BA1 2AW

Approximate Gross Internal Area = 73.5 sq m / 791 sq ft



First Floor

5 St George's House  
Nelson Lane  
Bath  
BA1 2AW

A pretty 2 bedroom first floor city apartment with 2 balconies and private gated parking, quietly positioned within 5 mins level walk of the city centre.

Tenure: Leasehold

Offers in Excess of  
£400,000

## Situation

This small central development of 10 city apartments is located perfectly for easy access into Bath city centre and the cycle path and is a stone's throw from the elegant Queens Square, Royal Victoria Park and the world famous Royal Crescent.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent five star spa, gym and hotel facilities at the nearby Royal Crescent and Gainsborough Hotels.

The property is within easy reach of a triangle of good state and independent schools which include King Edwards schools in Weston and North Road, St Andrews Primary School in Julian Road, Beechen Cliff and Hayesfield Schools in Oldfield Park and Bear Flat and The Paragon and Prior Park Schools in Widcombe.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is a 10 minute walk away, The M4 Motorway Junction 18 is 10 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  
Management Company: Centrick Estate Management  
Management Charges: £2,100.16 per annum  
Ground Rent: £524 per annum  
Car Park Charge: £75 per annum  
Council Tax Band: C

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## Description

St Georges House is an attractive small contemporary development of 10 city apartments, all with gated private parking. The development nestles quietly in between the Upper Bristol Road and Norfolk Crescent and is ideally placed for easy access to the cycle path and level walking access into Bath city centre.

Apartment 5 is on the first floor and offers attractive, beautifully presented accommodation which comprises 2 pretty double bedrooms, the master bedroom has a lovely ensuite shower room, in addition there is a further well-appointed shower room.

The generously proportioned open plan living/dining and well-equipped kitchen enjoys a lovely sunny aspect to the rear and has double doors leading onto 2 small, decked balconies.

The apartment is being sold with a gated private parking space.

## Accommodation

### Ground Floor

The property is entered into well-kept communal areas.

#### Communal Entrance Hall

With stairs and fitted carpet which rise to the first floor and part glazed door through to the rear private, gated parking area with 1 parking space for the apartment.

### First Floor

#### Landing

With fitted carpet and door to apartment.

#### Entrance Hall

With fitted carpet, large walk-in storage cupboard with wall mounted coat hooks and electrical trip switches, recessed coir matting, radiator, wall mounted intercom system, utility cupboard housing washer/dryer and doors to all rooms.

#### Bedroom 1

With fitted carpet, radiator, window to front aspect and door through to en-suite shower room.

#### En-Suite Shower Room

With ceramic tiled flooring, pedestal WC, pedestal basin, ladder effect heated towel rail, fully tiled and glazed double sized shower unit with handheld and wall mounted shower, courtesy lit mirror, extractor fan and spotlights.

#### Bedroom 2

With fitted carpet, window to front aspect, radiator, wall to wall fitted wardrobes and drawers.

#### Shower Room

With ceramic tiled flooring, part tiled walls, pedestal basin, pedestal WC, ladder effect heated towel rail, wall mounted courtesy lit mirror, double sized fully tiled and glazed shower unit with handheld and wall mounted shower over, extractor fan and spotlights.

#### Open Plan living/Dining and Kitchen

#### Living Room

With fitted carpet, radiator, double doors to decked and glazed balcony.

#### Kitchen/Dining Room

With vinyl tiled flooring, a comprehensive range of white high gloss floor and wall mounted units, cupboards and drawers, granite effect worksurfaces and upstand, stainless steel sink and drainer, stainless steel mixer tap, integrated appliances to include fridge/freezer, dishwasher, electric oven and 4 ring ceramic hob with stainless steel splashback and extractor over, radiator with deco cover, pendant lighting, double doors to decked and glazed balcony and built in cupboard housing the Ideal gas boiler.

