

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

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11a Edward Street, Bathwick,
Bath, Somerset, BA2 4DU

£2,500 pcm

A well presented and generously proportioned three bedroom courtyard apartment with contemporary open plan living accommodation and four large vaults.

Available now

Unfurnished

Key Features

- 3 bedrooms
- Spacious bath and shower room
- Level walk to the city centre
- Use of small courtyard to front
- Large open plan kitchen, living and dining room
- Further guest bathroom
- Level walk to Bath Spa railway station

Description

11a Edward Street is a deceptively spacious, and generously proportioned, courtyard apartment. The beautifully presented, contemporary accommodation is arranged over the lower ground floor within an elegant Georgian town house. The property benefits from having a large open plan, well fitted, kitchen, sitting room and dining room. This combines to be an attractive, light and airy sociable living space. Accessed from the attractive entrance hall are four large vaults, which offer further occasional living and bedroom accommodation.

Accommodation

Lower Ground Floor

Steps lead down from the pavement to the lower courtyard.

Entrance Lobby

With recessed coir matting; solid oak flooring; radiator; recessed ceiling spotlights and window to front courtyard.

Open Plan Sitting and Dining Room

With solid oak flooring; recessed ceiling spotlights; two recessed feature alcoves with Bath Stone surround; three windows to front aspect; exposed ceiling beam and radiators.

Kitchen

With solid oak flooring; a comprehensive range of floor and wall mounted units; cupboards and drawers with granite work surfaces and splash-back; 1½ bowl sink with chrome swan neck mixer tap and shower tap; integrated Zanussi dishwasher; integrated fridge/freezer; cupboard housing wall mounted Worcester condensing boiler; integrated double Zanussi electric oven and five ring gas hob with granite splash-back and extractor fan over; integrated AEG combination microwave; integrated Zanussi washer/dryer; recessed ceiling spotlights and large granite breakfast bar. A stable door leads to courtyard with access to private vault.

Master Bedroom

With fitted carpets; two sash windows to front aspect; fitted recessed display shelves and cupboards; radiator and recessed ceiling spotlights.

Guest Bedroom 2

With fitted carpets; built-in wardrobes; window to rear aspect with radiator under.

En Suite Bathroom

With slate flooring; pedestal WC; feature circular pedestal basin; panelled bath with fully tiled surround; glazed shower screen and shower over; window to rear aspect; recessed ceiling spotlights and Ventaxia extractor fan.

Bath and Shower Room

With slate flooring; feature panelled bath with tiled splash back; glazed shower screen and shower; pedestal WC; wall mounted feature basin set into vanity unit with lit mirror unit over; wall mounted medicine cabinet; wall mounted heated towel rail; recessed ceiling spotlights and Ventaxia extractor fan.

Bedroom 3

With solid oak flooring; window to front aspect; radiator and recessed ceiling spotlights.

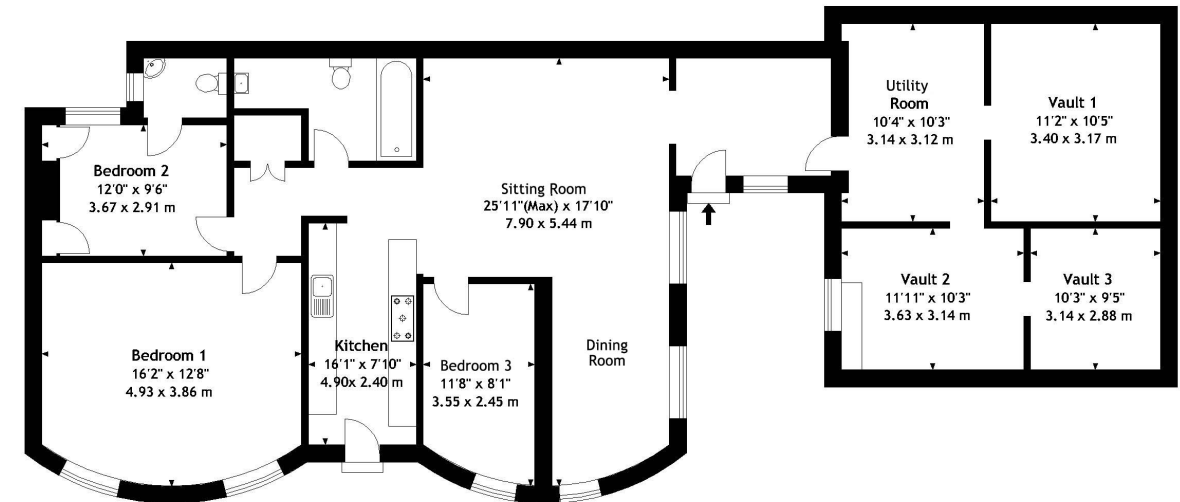
Large Vaults

From the entrance lobby there is a door which leads into 4 large vaults which could be used as further occasional bedroom or living space.

Externally

To the front of the property there is the use of a sunny south facing courtyard area.

Courtyard Apartment, 11a Edward Street, Bathwick, Bath BA2 4DU
Approx. Gross Area 1494.30 Sq.Ft - 138.80 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan produced by Advantage Matters.

General Information

Council Tax Band D
Energy Performance Rating D

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