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Residential Sales



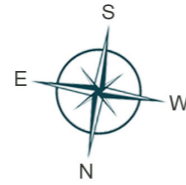
Widcombe, Bath



Floor Plan



Flat J Bartlett's Court
BA2 4JT



Bartletts Court, Flat J
Widcombe Parade
Bath
BA2 4JT

A very generous 3 bedroom top floor apartment with a secret roof terrace, garage, parking and views of the city. Set in a vibrant heritage rich, local high street with Bath Spa station only minutes away.

Tenure: Share of Freehold

£460,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Situation

Bartletts Court is a highly prized residential building, perfectly positioned on Widcombe Parade which offers a wealth of excellent local amenities and boutique shops. Bath city centre is within easy walking distance and this particularly sought-after residential area is within easy reach of a number of excellent state and independent schools, Bath Spa Railway Station, Bath University, The Kennett and Avon Canal and many beautiful walks across the nearby National Trust Land.

The UNESCO World Heritage City of Bath which incorporates Widcombe village with its heritage buildings is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which includes a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths, The Bath Thermae Spa and Pump Rooms and also Prior Park an historic National Trust Landscape Garden is nearby.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Bath Spa, The Priory, The Royal Crescent, Combe Grove Manor Hotels and The large council Recreation Ground and Sport Facility with swimming pool is within walking distance.

Bartletts Court is perfectly placed for easy access to a triangle of good state and independent schools which include Widcombe Junior School and Bathwick St Mary's, King Edwards School, Prior Park College and The Paragon School on Prior Park Road, along with Monkton Combe and Ralph Allen Schools on Bradford Road.

Widcombe Village with Widcombe Parade as its main street has a range of facilities. There are two small supermarkets, three pubs, a social club, dental surgery, medical practice, pharmacy, veterinary practice and hairdresser and other shops and eateries. The Widcombe Association is one of the largest in Bath and is very active. They hold frequent physical and cultural activities. Anyone interested in Widcombe is eligible to join

Communications include a direct line to London Paddington., Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected with smart gas and electricity

Heating: Full gas fired central heating

Tenure: Leasehold (961 years)

Management Company: Bath Leasehold Management Ltd

Management Charges: £1,428.54 (2023-2024)

Council Tax Band: E

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Description

Flat J is accessed from a covered stairwell from the high street via the communal courtyard to the second floor. Once inside, the stairs rise again to the top floor where the landing splits left and right to a bedroom side and a living side.

The apartment, having 3 bedrooms, has the ideal room for a study (bedroom 3) overlooking the popular Widcombe Parade. The other two bedrooms are doubles with the larger of the two having built in storage, a compact ensuite shower room and access onto the roof terrace.

The roof terrace sits in the middle of the 'U' shaped apartment and is able to be used from the bedroom and also the living toom which is dual aspect and has steps to the dining room and onto the kitchen.

Externally there is a garage from Millbrook Place and a council residents parking scheme is also available.

Accommodation

Second Floor

Front door of the apartment leads into a hallway with stairs rising and turning to internal landing.

Top Floor

Landing

With dual aspect windows to front and rear, double panelled radiator, entry phone system, downlighting and cupboard housing gas boiler, water tank, timer for heating and wooden stripped linen shelving.

Bedroom 1

With rear aspect wooden framed Georgian style sash window, double panelled radiator, part frosted door out to the terrace, two separate built in wardrobes, and door through to an ensuite shower room.

En-Suite Shower Room

Comprising low flush WC, pedestal wash hand basin with mixer tap, single shower cubicle with glazed folding door, wall mounted thermostatic shower, telephone shower attachment, single panel radiator, tiled flooring, part tiled walls, extractor fan and downlighting.

Bedroom 2

With front aspect wooden framed Georgian sash window overlooking Widcombe high street, double panelled radiator and loft access.

Bathroom

With low flush WC, wash hand basin set into a plinth with mixer taps, heated and lit mirror over and vanity cupboard below, panelled bath, folding glazed shower screen, mixer tap, thermostatic shower over, part tiled walls, tiled flooring, downlighting, extractor fan, water heated towel rail and front aspect obscured glazed window.

Bedroom 3

With front Georgian style sash windows, double panelled radiator and further access into secondary loft.

Sitting Room

With dual aspect wooden framed Georgian style windows, part glazed door leading out onto the roof terrace, double panelled radiator and downlighting.

Steps lead down to the dining room:

Dining Room

With dual aspect to both sides with views over the local area, large storage utility cupboard, double panelled radiator and door leading through to the kitchen.



Kitchen

Comprising range of units with roll top worksurface area, 1½ bowl stainless steel sink, waste disposal unit, mixer tap, drainer, 4 ring gas hob, electric oven under, extractor fan over, built in fridge/freezer, space and plumbing for washing machine, part tiled walls, wood effect flooring, side aspect window, downlighting and side aspect Velux window.

Externally

There is a pleasing aspect to the rear overlooking a secluded communal, paved courtyard garden.

There is a public road at the rear of the building which gives' access to the garage from the large internal communal courtyard with steps rising to the rear door. The garage is the middle one of the 3 to the left of the Bartletts Court entrance. It has an up and over door and recessed storage area.