

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](http://cobbfarr.com)

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Residential Sales



Belmont, Bath



# Floor Plan



Flat 2, 13 Belmont, Bath, BA1 5DZ



Total Floor Area  
(approx)  
56.8 Sqm  
611 Sqft

## Ground Floor Apartment 13 Belmont Bath BA1 5DZ

A unique opportunity to purchase a ground floor, central apartment with 40ft+ garden, no chain and private parking. Offering 2 bedrooms, high ceilings and period features.

Tenure: Leasehold

£550,000

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

Belmont is on Bath's sought-after lower Lansdown slopes, within 5 minutes-walk of Bath city centre and within easy striking distance of the world-famous Assembly Rooms, Kings Circus and Royal Crescent.

The UNESCO World Heritage city of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a wealth of cultural activities which include a well-respected music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and many pre-London shows at The Theatre Royal. World Class sporting facilities are available at the nearby 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, the M4 Motorway is approx. 6 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 fired central heating

Tenure: Leasehold

Management Company: Bath Leasehold Management

Management Charges: c. £220 pcm

Council Tax Band: C

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## Description

Ground Floor Flat, 13 Belmont is a real gem – a rare example of a city centre apartment with a 40+ foot garden, views and private parking.

The property is set in a semi elevated location affording fine roof top views from the easterly aspect. The apartment is located within a well managed Georgian block and is accessed on the ground floor from the communal hallway.

Once inside, the front aspect sitting room enjoys a westerly aspect and looks towards the Assembly rooms on Bennett Street and the Circus. It has retained period features to include a fireplace, working shutters and decorative ceiling rose.

There are two bedrooms and a bathroom, ample storage and the inner hall leads to the well appointed kitchen. This overlooks the garden which is simply brilliant. It offers level gardens, , mature trees and space to dine as well as enjoy the view.

Additionally, this part of Belmont is set on a vastly raised pavement where access from the road leads to a communal storage vault and also a garage where one could park a car or use it as a small workshop.

## Accommodation

### Ground Floor

#### Communal Entrance Hall

With the ground floor apartment front door leading into the entrance hall.

#### Entrance Hall

With wooden flooring, dado rail, single panelled radiator, access to two generous storage cupboards which houses the gas metre, doors to the sitting room, bathroom, bedrooms and glazed door through to kitchen.

#### Sitting Room

With wooden flooring, 2 front aspect Georgian sash windows with working shutters, double panelled radiator, wooden wall panelling, dado rail and feature fireplace with a wooden surround and mantle, arched recessed shelving either side, decorative central ceiling rose and cornicing.

#### Bathroom

Comprising low flush WC with concealed cistern, wash hand basin with mixer tap set into a vanity cupboard, panelled bath with glazed shower screen and wall mounted Mira shower unit, extractor fan, shaver point, part tiled walls, tiled flooring and water heated towel rail.

#### Bedroom 1

With rear aspect sash window with working shutters, cornice, ceiling rose, double panelled radiator, wooden flooring and doorway through to bedroom 2.

#### Bedroom 2

With wooden flooring, open wardrobe with hanging rail and shelving, rear aspect sash window, single panelled radiator, working shutters and door back to the internal hallway.

#### Kitchen

With matching range of eye and baselevel wooden units with granite effect worktops, twin circular stainless steel sink, mixer tap, Bosch halogen hob, stainless steel splashback, extractor fan, space and plumbing for washing machine, built-in upright fridge/freezer, double panelled radiator, breakfast bar, larder cupboard, side aspect double glazed Georgian style window and glazed rear door with steps descending into the garden.

## Externally

The garden is enclosed by original stone walling and balustrade wall to the far end of the garden. There is an area of patio, garden storage box, mature planting borders, apple tree and from the garden there is a roof top view of Bath from the Abbey spire, Prior Park and up to Sham Castle.

Additionally, underneath the raised pavement there is a garage.

#### Garage

With double doors which fold and close over the vaulted garage and next to the garage is a communal vault which serves as a bin store.