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Residential Sales

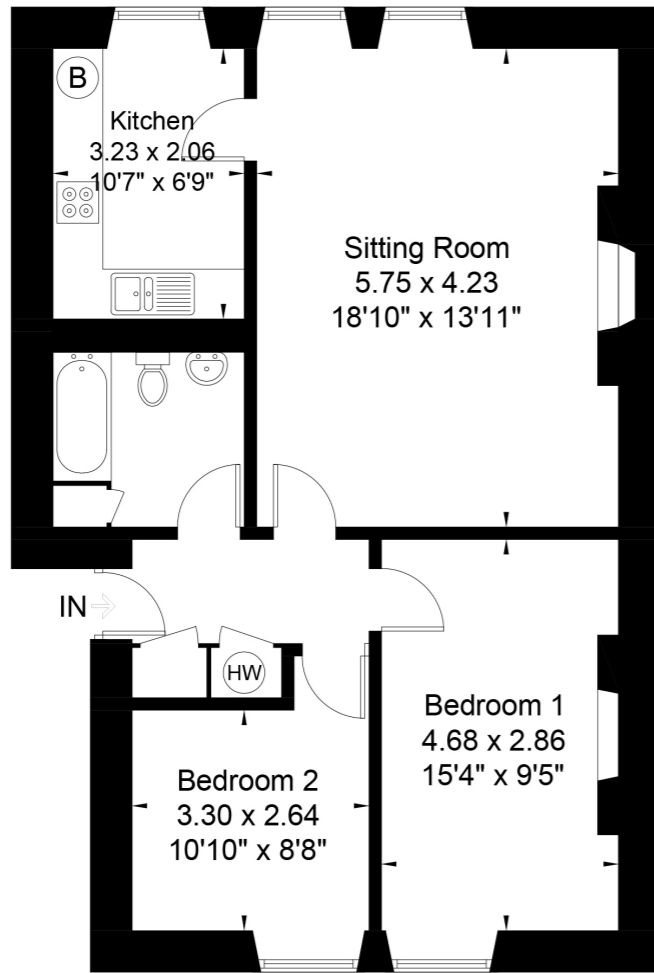


Portland Place, Bath



Flat 2, 18 Portland Place, Bath, BA1 2RZ

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft



Ground Floor

Ground Floor Flat  
18 Portland Place  
Bath  
BA1 2RZ

An impressive 2 bedroom ground floor apartment located in a convenient central area close to excellent local amenities and Bath city centre.

Tenure: Share of Freehold

**£395,000**



## Situation

Portland Place is a fine Georgian terrace, comprising 10 elegant, elevated town houses along with 2 further terraces forming a triangle around a pretty green. Located in a sought after position on Bath's northern slopes, to the rear of both the Royal Crescent and The Kings Circus and within 5 minutes-walk of Bath city centre.

Nearby on Julian Road there are a number of excellent local amenities which include a national chain convenience store, newsagent, hairdressers, dry cleaners, florist and organic greengrocer along with five star restaurant and spa facilities at The Royal Crescent Hotel.

The UNESCO World Heritage City of Bath is on the doorstep and 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 One Royal Crescent and Holburne Museums, The Victoria and Contemporary Art Galleries along with the Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there is an excellent local tennis club in Lansdown.

There is also a good selection of state and independent schools within easy reach which include St Andrews Primary School on Julian Road, King Edwards Pre-Prep and Prep School in Weston Road and St Stephens Primary School, Kingswood and The Royal High Schools in Lansdown.

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## General Information

Services: All mains services connected

Heating: Gas central heating

Tenure: 967 years remaining with a share of freehold

Council Tax: C - £1,785.37 (2023/2024)

Management Company: Portland Place Management Ltd

Management Charges: £180 per month

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## Description

18 Portland Place is an attractive and well-maintained Georgian building with 5 apartments within. The ground floor apartment is accessed via the main entrance hall where there is also a generous, private understairs store, ideal for bikes etc.

Once inside the property, the light and airy apartment gives two high ceilinged front aspect bedrooms and ample storage off the hallway.

The rear aspect sitting room also has the wonderful high ceiling, handsome fireplace and a beautiful view over the neighbouring gardens and due to the elevation of Portland Place, roof top views of Bath. Located off of the sitting room, there is a functional kitchen also enjoying the same view.

Portland Place is eligible for residents parking and a permit is obtained from BANES.

## Accommodation

### Ground Floor

#### Communal Entrance Hall

With stairs rising and turning to the first-floor landing, door to the apartment hallway, glazed door leading to a storage cupboard under the main staircase with glazed window.

#### Hallway

With airing cupboard housing hot water cylinder and cloaks cupboard with shelving, hanging space and consumer unit.

#### Sitting Room

Enjoying a rear aspect with 2 large Georgian 12 pane sash windows with working shutters overlooking neighbouring gardens and a roof top view over Bath, high ceilings with decorative frieze, double panelled radiator, telephone point, feature marble fireplace with inset electric stove, wall lights and door leading through to kitchen.

#### Kitchen

Comprising a range of eye and base level units with roll top work surface areas incorporating 1½ bowl composite sink with mixer tap and drainer, 4 ring gas hob, electric oven under, pull out extractor with light over, wall mounted boiler serving domestic hot water and central heating, fridge/freezer, washing machine, part tiled walls, downlighting, vinyl flooring and Georgina sash window with work shutters to rear aspect.

#### Bedroom 1

With front aspect Georgian sash window, double panelled radiator and feature fireplace with inset cast iron grate.

#### Bedroom 2

With front aspect Georgian sash window, range of built in wardrobes and double panelled radiator.

#### Bathroom

Comprising low flush WC, pedestal wash hand basin, bath with mixer taps and telephone attachment, part tiled walls, vinyl flooring, cupboard, shaver point extractor fan and downlighting.