

Bath Office
35 Brock Street, Bath BA1 2LN
T: +44 (0)1225 33332
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

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales

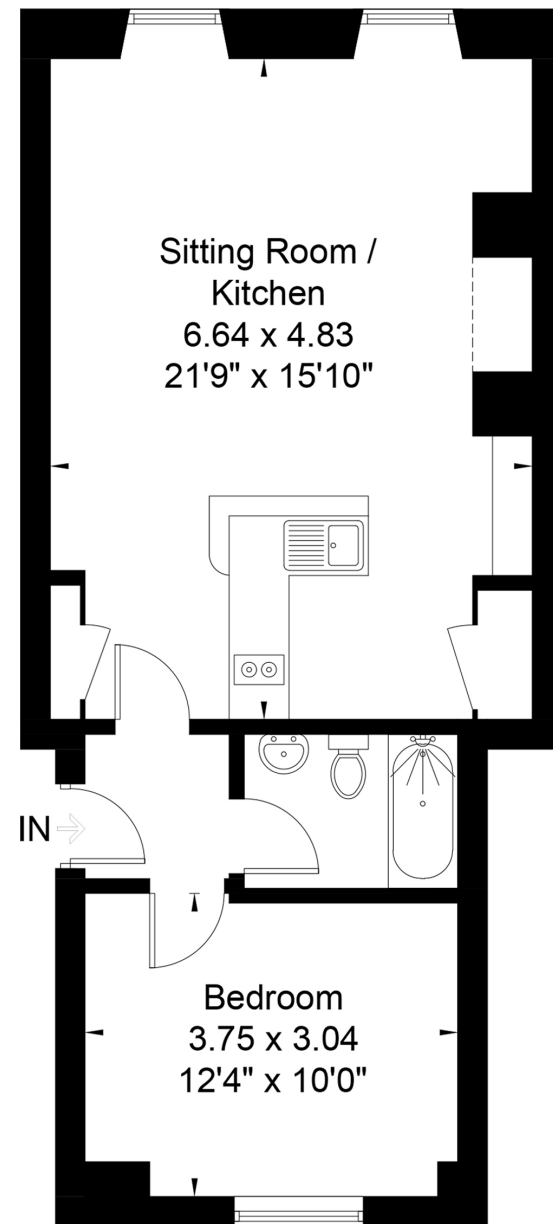


Gay Street, Bath



Ground Floor Flat, 13 Gay Street, Bath BA1 2PH

Approximate Gross Internal Area = 50.9 sq m / 547 sq ft



Ground Floor Apartment
13 Gay Street
Bath
BA1 2PH

An elegant and well-appointed one bedroom ground floor apartment, one of five in a handsome, well-maintained Grade II listed Georgian townhouse, with a pretty west facing shared garden, located in a prime location just off the world famous Kings Circus.

Tenure: Share of Freehold

Offers in Excess of

£350,000



Situation

Gay Street is a prime residential location, conveniently linking Queens Square and the world famous Kings Circus. Both the Royal Crescent and Assembly rooms are within 5 minutes' walk and the city centre is on the doorstep.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown. There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes.

Communication include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approx. 8 miles to the north and Bristol Airport is miles to the west.

General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Share of freehold – 999 year lease

Management Charges: £100 per month

Management Company: 13 Gay Street (Bath) Residents Company Limited

Council Tax Band: C

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

13 Gay Street has been divided sympathetically into 5 lovely apartments. All approached via beautifully maintained communal areas and with the use of a pretty west facing communal garden.

The ground floor apartment is beautifully appointed and offers spacious accommodation which retains a wealth of period features. To the front there is a generous open plan living room with 2 sash windows with working shutters along with a large, recessed fireplace and intricate period cornicing detail.

The well-equipped kitchen and dining area are conveniently incorporated and have a range of floor standing units with attractive granite work surfaces, a built-in utility cupboard and recessed granite shelving. To the rear there is a pretty double bedroom with a lovely aspect overlooking the garden along with a well-appointed bath and shower room.

The pretty west facing communal garden is approached via the ground floor hallway.

Accommodation

Ground Floor

The property is entered into elegant and well-maintained communal areas with steps and a part glazed door leading out to the shared garden.

Entrance Lobby

With solid oak flooring, floating shelf, wall mounted intercom system, wall mounted key racks, utility box. Wall mounted thermostat control and doors to all rooms.

Open Planning Living/Dining and Kitchen

With solid oak flooring, 2 sash windows to front aspect with working shutters, dado rail, radiator, wall mounted uplighting, intricate period cornicing detail and large open recessed fireplace with granite hearth.

Kitchen Area

Open plan kitchen with a range of oak base units, granite worksurfaces, integrated electric oven, integrated half size dishwasher, recessed stainless steel sink, mixer tap, granite workstation with space and plumbing under for fridge/freezer, large built in utility cupboard housing the washing machine and further granite shelving.

Bedroom

With solid oak flooring, large Georgian sash window with working shutters, to rear aspect over looking the garden, radiator under part, panelled walls, 2 recessed overbed spotlights and central lighting.

Bathroom

With natural stone flooring, panelled bath with fully tiled surround glazed shower screen, handheld and rain shower over, pedestal WC, pedestal basin, wall mounted mirror and glazed shelving, ladder effect heated towel rail, recessed ceiling spotlights and extractor fan.

Externally

Shared West Facing Communal Garden

Accessed from the ground floor hallway, with level lawn and mature borders.