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Residential Sales

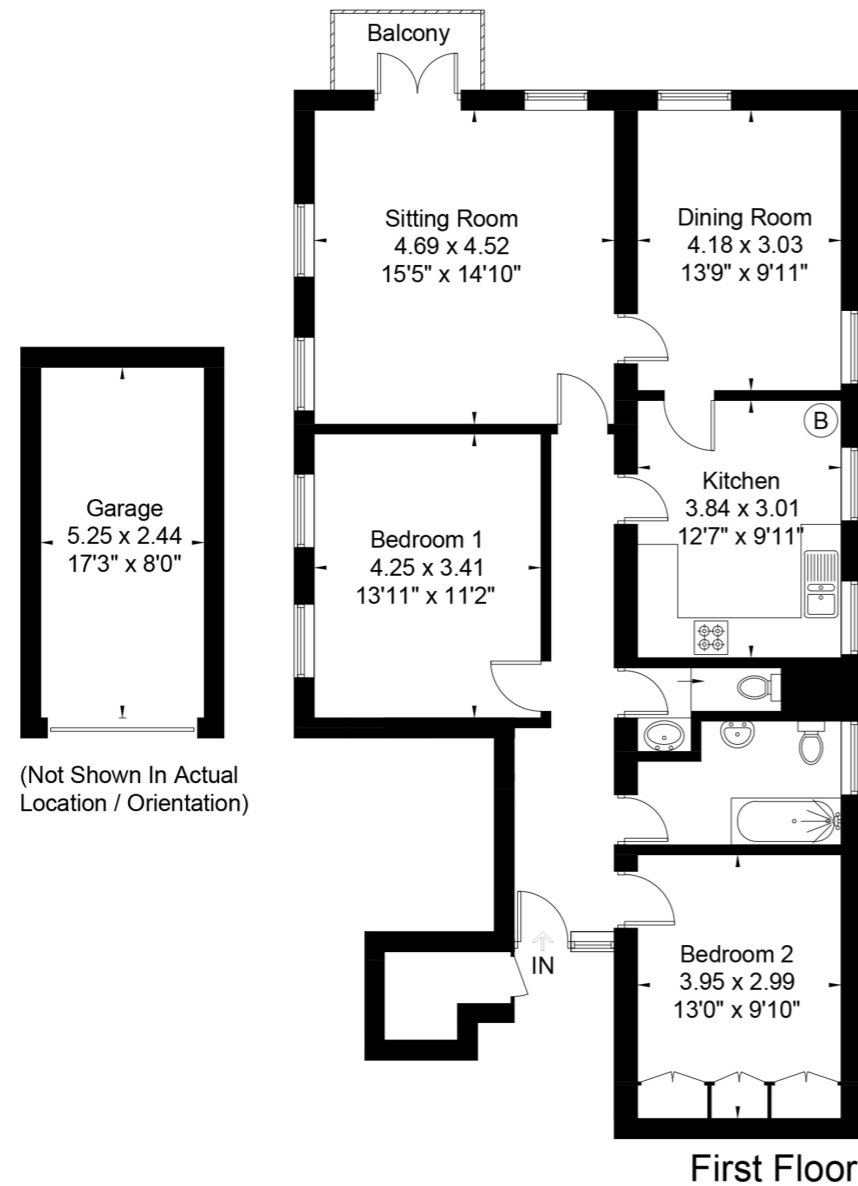


Edward Street, Bath



5 Abbey Court, Edward Street, Bath, BA2 4DX

Approximate Gross Internal Area = 98.5 sq m / 1060 sq ft
Garage = 12.8 sq m / 137 sq ft
Total = 111.3 sq m / 1197 sq ft



(Not Shown In Actual Location / Orientation)

5 Abbey Court
Edward Street
Bath
BA2 4DX

A wonderful 2/3 bedroom apartment with excellent views of Bath, ample accommodation with lift access located just off of Great Pulteney Street. Offered with a single garage and no onward chain.

Tenure: Leasehold

Offers in Excess of

£550,000



Situation

Edward Street is situated on the southerly side of Great Pulteney Street, near the world famous Pulteney Bridge and Laura Place and within easy walking distance of the beautiful Sydney Gardens and Henrietta Park.

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

World class sporting facilities are available at 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, which is a 10 minutes level walk away, the M4 motorway junction 18 is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Full gas central heating
Tenure: Leasehold (999 years from 1964)
Management Company: West of England
Management Charges: £1,500 per annum
Council Tax Band: E

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Description

Abbey Court is a detached building of 11 apartments where number 5 is situated on the first floor. The communal hallway is accessed from the ground floor where either stairs or a lift lead to the front door of the apartment.

Once inside there is a central hallway with all rooms having a pleasant outlook either over the Recreation Ground, the houses of Great Pulteney Street or views towards Bath Abbey. There are two double bedrooms with built in storage, a generous bathroom and another separate cloakroom.

The kitchen has a full range of units and also offers enough space for a dining / breakfast table with access to the dining room or occasional bedroom 3. The light and spacious sitting room offers dual aspect views with double doors leading to a cute balcony designed for two people.

Externally there is a storage cupboard on the first-floor landing and in the carparking area (just off Pulteney Mews) there is a garage – very unusual for a city centre apartment.

Accommodation

Ground Floor

Communal Entrance Hall

With stairs rising to first floor landing and lift to first floor.

First Floor

Landing

With shared storage cupboard and door leading into apartment.

Central Hallway

With entry phone system, double panel radiator, wall mounted thermostat and doors which leads to all rooms.

Bedroom 2

With double panel radiators, a range of built in wardrobes and 2 double glazed sash windows to side aspect.

Family Bathroom

Comprises white suite with low flush WC, panelled bath, mixer tap and telephone shower attachment, wash hand basin with mixer tap set into vanity cupboard, part tiled walls, vinyl flooring, extractor fan, double glazed frosted window to side aspect and radiator.

Cloakroom

With WC, extractor fan, radiator, part tiled walls and tiled flooring.

Bedroom 1

With double panelled radiators, a range of built in wardrobes and shelving, a fine view over the recreation ground and 2 double glazed sash windows to side aspect.

Kitchen/Breakfast Room

With a range of eye and base level units with work surface areas incorporating a composite 1½ bowl sink, mixer tap, drainer, space and plumbing for washing machine, space for fridge/freezer, built in under hob oven with 4 ring electric hob over, extractor fan with light, part tiled walls, double glazed sash window to side aspect, cork tiled flooring, wall mounted Worcester combination boiler, double panelled radiator and door through to dining room.

Dining Room/Bedroom 3

Dual aspect room to the side and rear with views over the rear elevations of Great Pulteney Street, double panelled radiator and part glazed door to sitting room.

Sitting Room

Lovely light dual aspect room with double glazed sash window to side and rear, fine views over the recreation ground, double panelled radiator and French windows leading out onto a balcony with views towards Bath Abbey.

Externally

There is a garage with up and over door.

