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Residential Sales



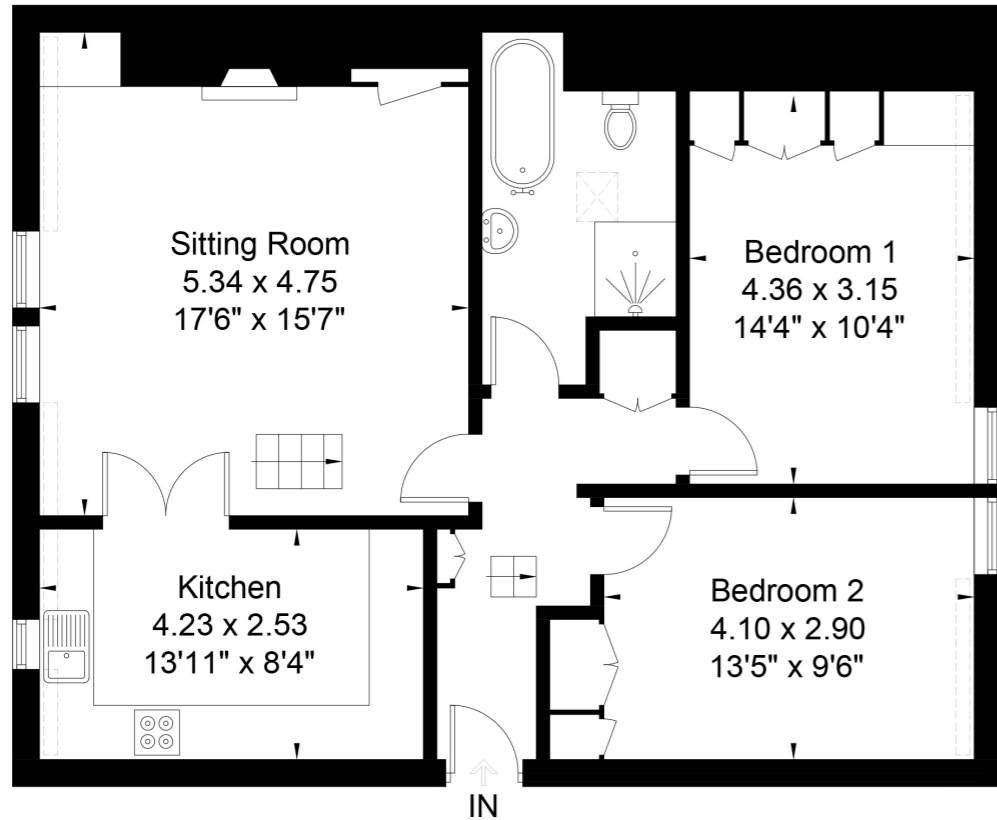
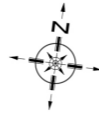
Russell Street, Bath



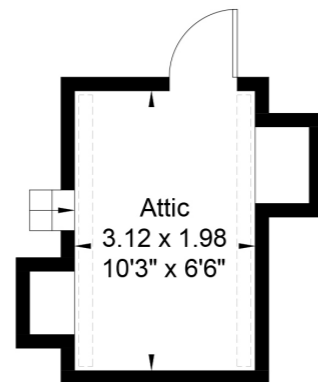
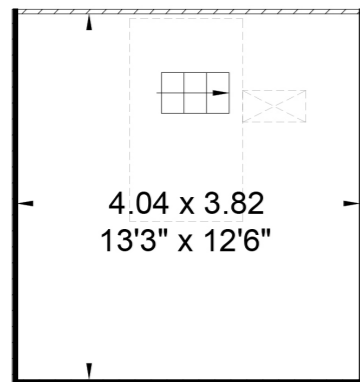
**Flat 10, 2 Russell Street, Bath, BA1 2QF**

Approximate Gross Internal Area = 83.3 sq m / 896 sq ft  
 Attic Room = 7 sq m / 75 sq ft  
 Mezzanine Level = 15.4 sq m / 165 sq ft  
 Total = 105.7 sq m / 1136 sq ft

= Reduced headroom below 1.5m / 5'0"



**Top Floor**



**Mezzanine Level**

**Apartment 10  
 2 Russell Street  
 Bath  
 BA1 2QF**

An extremely well presented 2-bedroom apartment with city views, mezzanine level, well-proportioned rooms and just a few minutes from the shopping areas and restaurants of Bath.

Tenure: Leasehold

**£450,000**





## Situation

Russell Street is located in an ideal central position, in the heart of Georgian Bath, close to many famous landmarks, which include The Assembly Rooms, The Kings Circus and the Royal Crescent and within 5 minutes-walk of central Bath, a fine UNESCO World Heritage Site.

Bath offers a wonderful array of chain and independent shopping, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include The One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms along with a world-famous music and literary festival.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs along with wonderful five-star hotel and spa facilities at The Royal Crescent and The Priory hotels.

An excellent selection of good state and independent schools are also within easy reach which include the nearby St Stephens and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

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

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## General Information

Services: All mains connected

Heating: Gas fired central heating

Tenure: Leasehold - 999 years from 1st January 1999

Management Company: Andrews Property Group and 2 Russel Street (Bath) Ltd

Management Charges: £2,365.10 (2024)

Council Tax Band: F

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## Description

Number 10 is located at the top of this wonderful set of apartments boasting city centre views whilst providing quiet and safe accommodation. No onward chain.

The hallway leads to the major rooms of the apartment with the spacious sitting room having a beautiful fireplace and double doors through to the fully fitted kitchen. There is a loft ladder which pulls down, giving access to a useful mezzanine overlooking the vaulted sitting room. Two double bedrooms are served by the refitted and sumptuous bathroom.

In addition to the main accommodation there is a loft room and access to the roof top and view beyond.

## Accommodation

### Ground Floor

#### Communal Entrance Hall

With individual apartment post-boxes.

### Top Floor

#### Entrance Hall

With solid walnut plank flooring, concealed radiator, cupboard with consumer unit, wall lights, telephone entry system, wall mounted thermostat for central heating, underfloor heating thermostat and cloaks cupboard with shelving. There is a concertina pull-down gas assisted spring-loaded ladder leading to a loft room.

#### Attic

Housing gas fired boiler for domestic hot water.

#### Loft Room

With radiator, lighting, electric sockets and leads to the loft roof.

#### Sitting Room

With two rear aspect Georgian sash windows, double panelled radiator, cast iron inset fire set within a Bath stone fireplace and mantel with slate hearth (gas disconnected). Recessed shelving and cupboards and vaulted ceiling with exposed purlins and 'A' frame. There is also a loft hatch with a pull-down wooden ladder leading to a mezzanine area which is over the kitchen and partly over the sitting room with a glazed screen looking over the sitting room with a roof light window giving access to roof top views. Double opening doors lead through to the kitchen.

#### Kitchen

The kitchen comprises a matching range of eye and base level units with roll-top work surface areas and matching upstand, 4 ring Neff gas hob with electric oven under and stainless-steel extractor with light over. Down-lighting, integrated appliances include; Miele washing machine, tumble dryer, Neff low level fridge separate freezer and dishwasher, single bowl stainless-steel sink with mixer tap and drainer, rear aspect window, solid walnut plank floor and a tall radiator.

#### Bedroom 1

With radiator, wall lights and front aspect Georgian sash window, range of built-in wardrobes with shelving and hanging space.

#### Bedroom 2

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

#### Bathroom

With low flush WC, pedestal wash hand basin, claw foot roll-top free-standing bath with mixer tap and telephone shower attachment, corner shower cubicle with tiled walls, thermostatic shower with chrome riser, glazed door, extractor fan, downlighting, underfloor heating and sun tunnel light well.