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Residential Sales



Henrietta Street, Bath







# Floor Plan

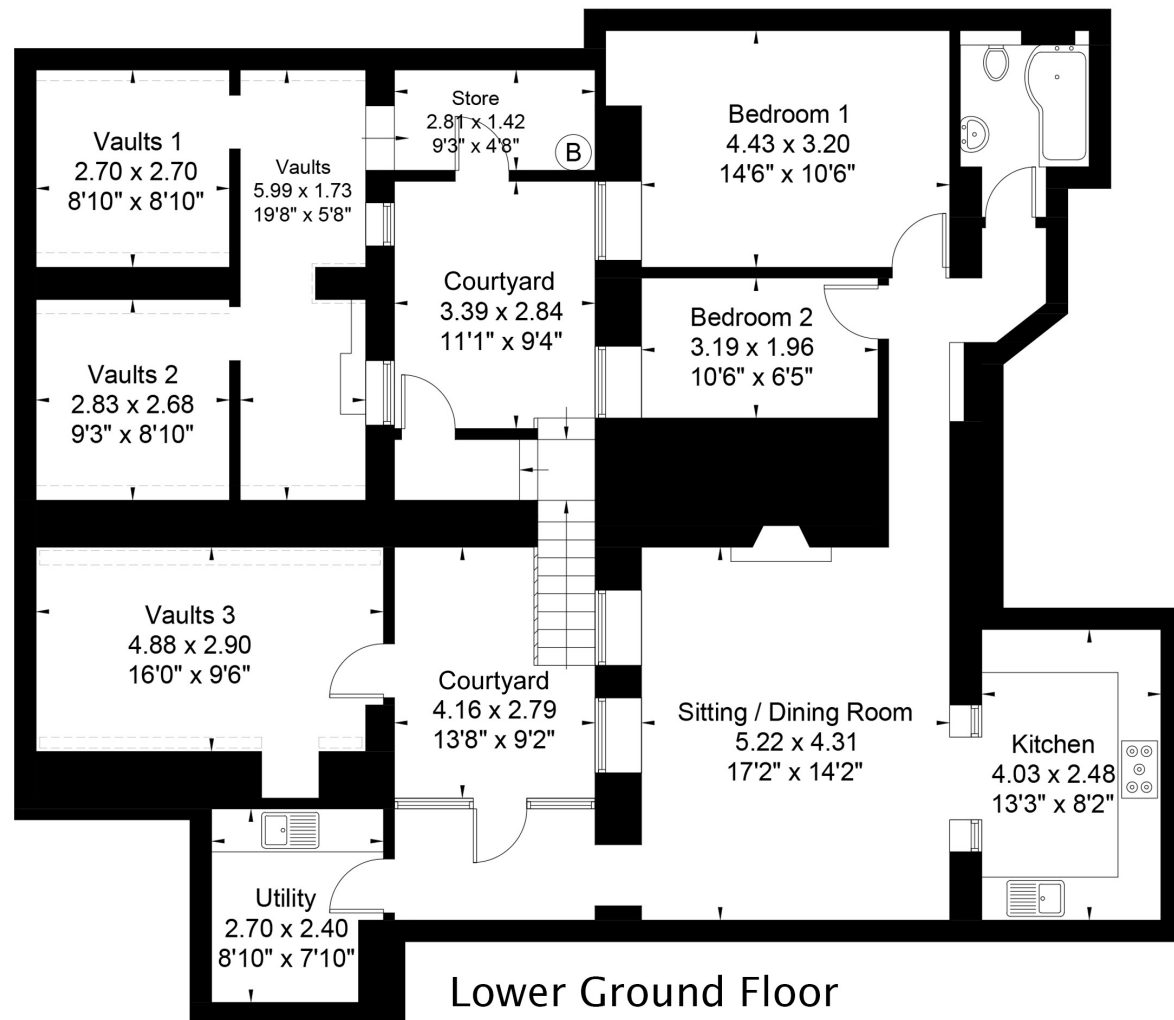
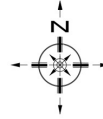


## Front Courtyard, 21-22 Henrietta St, Bathwick, Bath BA2 6LP

Approximate Gross Internal Area = 84.4 sq m / 909 sq ft

Vaults (not inc. courtyard) = 49.5 sq m / 533 sq ft

Total = 133.9 sq m / 1442 sq ft



## Courtyard Apartment 21 / 22 Henrietta Street Bath BA2 6LP

An attractive and well-proportioned lateral 2 bedroom city apartment with a stunning courtyard garden, located in a prime central position, close to the world-famous Pulteney Bridge and within 2 minutes walk of Bath city centre.

Tenure: Leasehold

Offers in Excess of

£450,000





## Situation

Henrietta Street is located adjacent to Laura Place and the world famous Pulteney Bridge and just off Great Pulteney. Henrietta Street is ideally located within 5 minutes level walk of Bath city centre and within close proximity of Bath Rugby and Cricket Clubs, an excellent doctors and dental practice and Bath Spa Railway Station.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars and a number of well-respected cultural activities which includes a world famous international music and literary festival, The Number One Royal Crescent and Holburne Museums and the attractions at The Pump Rooms and Roman Baths.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there many fabulous 5 star hotel, gym and spa facilities within easy reach.

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

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## General Information

Services: Mains water, electricity, gas and drainage are connected

Heating: Gas central heating

Tenure: Leasehold – 999 years from 25/3/1984

Management Charges: £1,464 per annum

Management Company: Bath Leasehold Management Ltd

Council Tax Band: D

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## Description

The Courtyard Apartment 21/22 Henrietta Street is an attractive 2 bedroom city apartment, located in the heart of Georgian Bath and offers well-appointed and beautifully presented accommodation which spans the front section of 2 handsome Grade I listed buildings. This elegant property is approached via external stone steps which lead down to a stunning courtyard garden. Accessed at this level there is an external boiler room and large storage vault.

The apartment is entered into a pretty lobby with a vaulted utility room to the right and steps that lead up to the formal drawing room to the left. The drawing room has an attractive central fireplace and 2 lovely sash windows with window seats to the front. The well-appointed kitchen is to the rear and has a comprehensive range of contemporary units and fitted appliances.

There are 2 lovely bedrooms both with charming aspects over-looking the courtyard along with a large bath and shower room.

Externally the property has the most stunning courtyard garden which spans the width of the property, laterally to the front.

## Accommodation

### Lower Ground Floor

The property is entered via a beautiful, award winning courtyard garden (with pots being available via separate negotiation) and into a small lobby.

#### Lobby

With natural stone flooring, radiator, windows to courtyard aspect, wall mounted coat hooks, wall mounted lighting and door through to vaulted utility space.

#### Utility Space

With ceramic tiled flooring, a range of base units with granite effect work surface, stainless steel sink, drainer, extractor fan, space and plumbing for washing machine and wall mounted lighting.

Steps lead up to the drawing room.

#### Drawing Room

With fitted carpet, wall mounted lighting, radiator, period style fireplace and surround with gas effect fire, 2 sash windows with window seats to front aspect, further radiator and glazed partition through to internal kitchen.

#### Kitchen

With natural stone flooring, comprehensive range of floor and wall mounted units cupboards and drawers with granite work surfaces and upstand, integrated appliances to include Bosch dishwasher, fridge and Smeg range oven with 5 ring gas hob, tiled splashback with extractor over, recessed Belfast sink, recessed ceiling spotlights, courtesy cupboard lighting and walkway through to the internal hallway.

#### Hallway

With fitted carpet, recessed fitting shelving and wall mounted lighting.

#### Bedroom 1

With fitted carpet, recessed hanging and shelving, sash window to front aspect, window seat and radiator under.

#### Bedroom 2

With fitted carpet, sash window to front aspect with window seat and radiator under.

#### Bathroom

With ceramic tiled flooring, panelled bath with fully tiled surround, glazed shower screen, handheld and wall mounted shower, concealed cistern WC with display shelf over, ladder effect heated towel rail, pedestal basin, mirrored medicine cabinet, extractor fan, recessed ceiling spotlights.

### Externally

The property has the most stunning courtyard garden which spans the width of the property, laterally to the front.

To the left-hand courtyard there is an undercroft where the gas meter are and a store room which houses the Viessmann combination boiler with power and water.

#### Storage Vaults

Accessed from the courtyard with power.