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Residential Sales



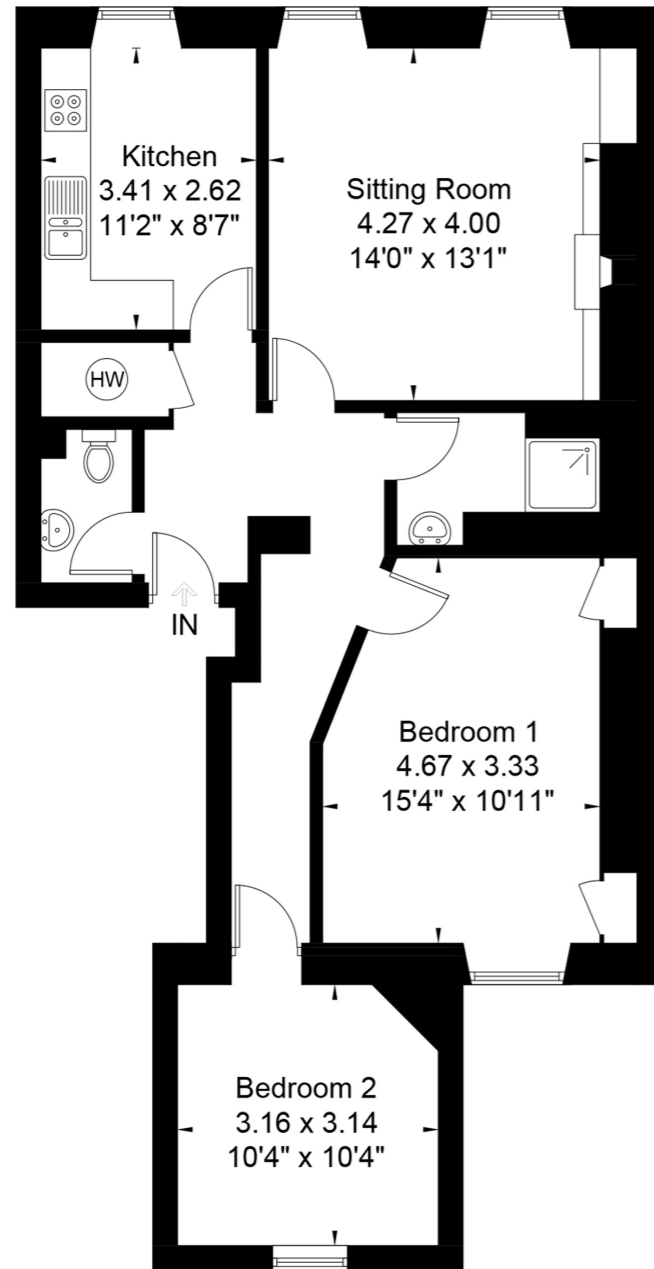
Russell Street, Bath







Second Floor Flat, 3 Russell Street, Bath, BA1 2QF  
Approximate Gross Internal Area = 80 sq m / 861 sq ft



Second Floor

Apartment 2  
Russell Street  
Bath  
BA1 2QF

A beautifully presented, generously proportioned 2 bedroom 2nd floor apartment, located in a prime residential address, adjacent to the Assembly Rooms and Kings Circus.

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 Queensbury, 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 with a share of the freehold

Management Company: 3 Russell Street Ltd

Management Charges: £1,340.20 pa

Council Tax Band: D

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## Description

3 Russell Street is an elegant Grade II listed Georgian townhouse, having been sympathetically converted into 5 separate dwellings. The property is one of 9 in an impressive terrace, which incorporates the five star Queensbury Hotel and Michelin Star restaurant .

The apartment is approached via beautifully maintained communal areas with an elegant shallow rise staircase that leads to the second floor. All rooms in the apartment are accessed from a pretty central hallway. There is a well fitted light and airy kitchen/breakfast room to the front along with a charming formal drawing room, with a central fireplace, fitted bookshelves and 2 sash windows with working shutters. Both double bedrooms are to the rear and have built in storage. In addition, there is a well-appointed shower room and a separate WC.

## Accommodation

### Ground Floor

The property is entered into well maintained communal areas with stairs that rise to the second floor.

### Second Floor

#### Entrance Hall

With fitted carpets, wall mounted intercom, radiator, wall mounted coat hooks and large cupboard housing the electrical trip switches and the hot water tank.

#### Kitchen

With vinyl wooden effect flooring, Georgian sash window with working shutters to front aspect, comprehensive range selection of floor and wall mounted units, cupboards and drawers with granite effect work surfaces and upstand, integrated electric oven and ring electric hob with extractor over, space and plumbing for washing machine and fridge, 1 ½ bowl stainless steel sink and drainer, radiator and ceiling spotlight track.

#### Drawing Room

With fitted carpet, 2 sash windows with working shutters to front aspect, gas effect fire with shelved surround, shelved recessed to left and radiator.

#### Bedroom 1

With fitted carpet, Georgian sash window with working shutter to rear aspect and 2 fitted Georgian presses.

#### Bedroom 2

With fitted carpet, sash window to rear aspect and radiator.

#### Shower Room

With ceramic tiled flooring, fully tiled and glazed shower unit with handheld and wall mounted Mira electric shower, pedestal WC, ceramic tiles, splashback, wall mounted mirror, ladder effect heated towel rail and extractor fan.

#### WC

With wooden effect flooring, pedestal WC, rectangular basin set to cupboard vanity unit with tiled splashback, wall mounted mirror and extractor fan.