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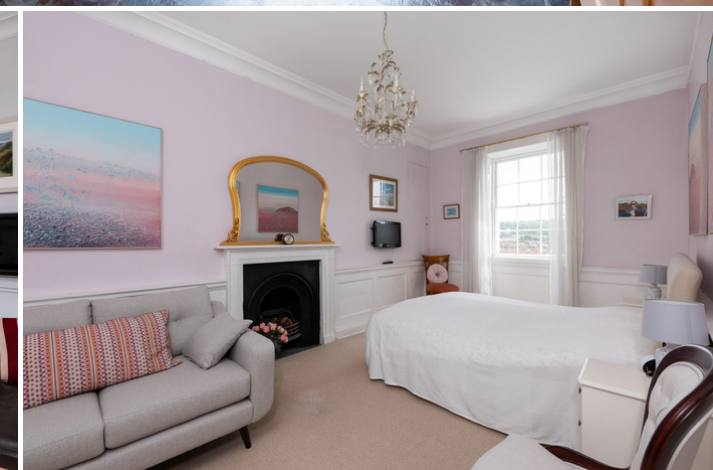
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Residential Sales



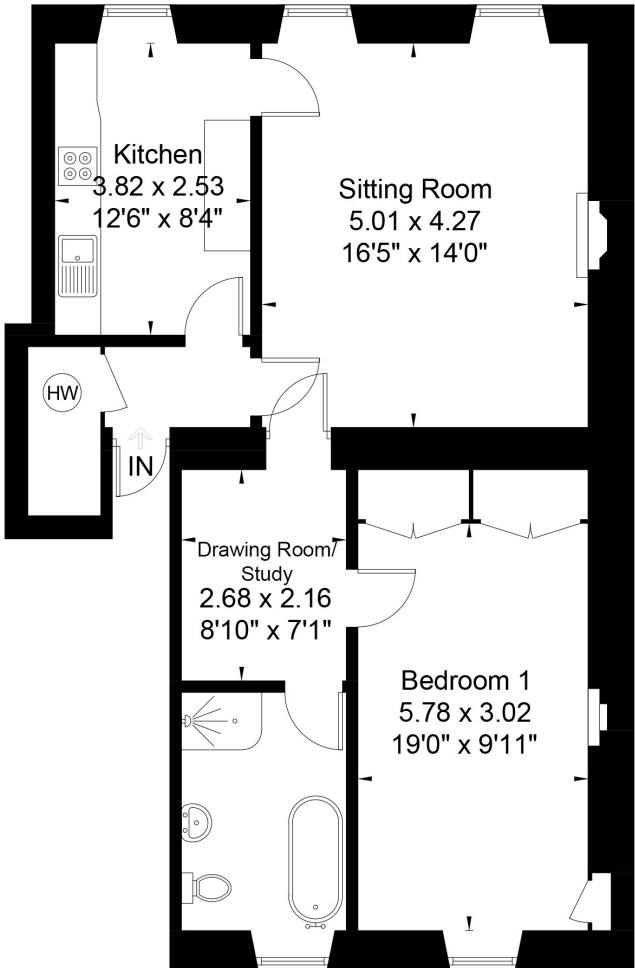
The Circus, Bath





2nd Floor Flat, 28 The Circus, Bath BA1 2EU

Approximate Gross Internal Area = 72.9 sq m / 784 sq ft



Second Floor

Apartment 3
28 The Circus
Bath
BA1 2EU

A handsome one-bedroom second floor apartment located on The Kings Circus, a world class residential address in the heart of Georgian Bath.

Tenure: Leasehold

Offers in Excess of
£500,000

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025





Situation

The King’s Circus is architecturally and historically the most prestigious address in Bath, being three equal length segments and forming part of a perfect circle with a wonderful green in the middle. The Circus is linked via Brock Street to the Royal Crescent and from an aerial view forms a Mason’s key.

The Circus is in a wonderfully elevated position in the heart of Georgian Bath and is a short stroll from Bath city centre. The World Heritage City of Bath offers a fabulous selection of chain and independent shopping, many fine restaurants, cafes and wine bars and is a cultural destination with a world–renowned music and literary festival, the Holburne Museum and The Theatre Royal. In addition, there are world class sporting facilities available at Bath Rugby and Cricket Clubs and at Bath University.

The Circus is within easy reach of a triangle of excellent schools which include St Stephen’s Primary School, The Royal High School, Kingswood School and King Edward’s School.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station and the M4 Junction 18 is approximately 10 miles to the north. Bristol Airport is 20 miles to the west.

General Information

Services: Electricity and water services connected
Heating: Electric heating with new Dimplex radiators
Tenure: Leasehold – remainder of 999 years
Council Tax: E
Management Company: The Management Company, Langsgable Ltd
Management Charges: £2,297.61 approximately pa

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Description

28 The Circus is an elegant Grade I listed building, having been divided sympathetically into beautiful apartments, apartment 3 is on the second floor and is approached via beautifully maintained communal areas and a shallow and wide staircase that rises to the second floor.

The apartment, which is in excellent decorative order throughout, is entered via a small hallway which in turn leads through to both the kitchen and formal drawing room. The kitchen has a comprehensive range of built in units and quality German appliances. The drawing room has a lovely period style fireplace and two beautiful sash windows with working shutters and enjoys a fine aspect, overlooking The Circus lawns to the front.

To the rear accessed from the drawing room there is a small occasional second bedroom/dressing area and a beautiful light filled bedroom with plenty of built in storage. In addition, there is a spacious well–appointed bath and shower room.

Accommodation

Ground Floor

The property is approached through elegant and well–maintained communal areas with a fine shallow staircase that rises to the second floor.

Second Floor

Entrance Hall

With fitted carpets, wall mounted intercom system and a large cupboard housing the hot water tank.

Kitchen

With Vinyl tiled flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers with granite effect work surfaces and tiled upstand. Inset 1½ bowl sink and drainer with stainless–steel swan–neck mixer tap, integrated Neff halogen hob and stainless–steel splashback with extractor over. Integrated Neff fridge and freezer, integrated double Neff ovens, washing machine and dishwahr, ceiling spotlight track, sash window to front aspect with working shutters and Dimplex radiator.

Drawing Room

With fitted carpets, Period fireplace and surround with recessed shelving and cupboard to right, dado rail, Dimplex radiator, wall mounted up–lighting, two sash windows to front aspect with working shutters.

Occasional Bedroom/Dressing Room

With fitted carpets, window and door to bathroom.

Bathroom

With Vinyl tiled flooring, clawfoot bath with telephone style shower attachment, pedestal WC and pedestal basin with splashback, wall mounted ladder effect heated towel rail, large fully tiled corner shower unit with handheld and rain shower over, and glazed shelving. Sash window with working shutters to rear aspect, Dimplex radiator and dado rail.

Bedroom

With fitted carpet, sash window to rear aspect with working shutters, part panelled walls, recessed cupboards and built–in double wardrobes, Dimplex radiator, Period fireplace and surround.