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Residential Sales

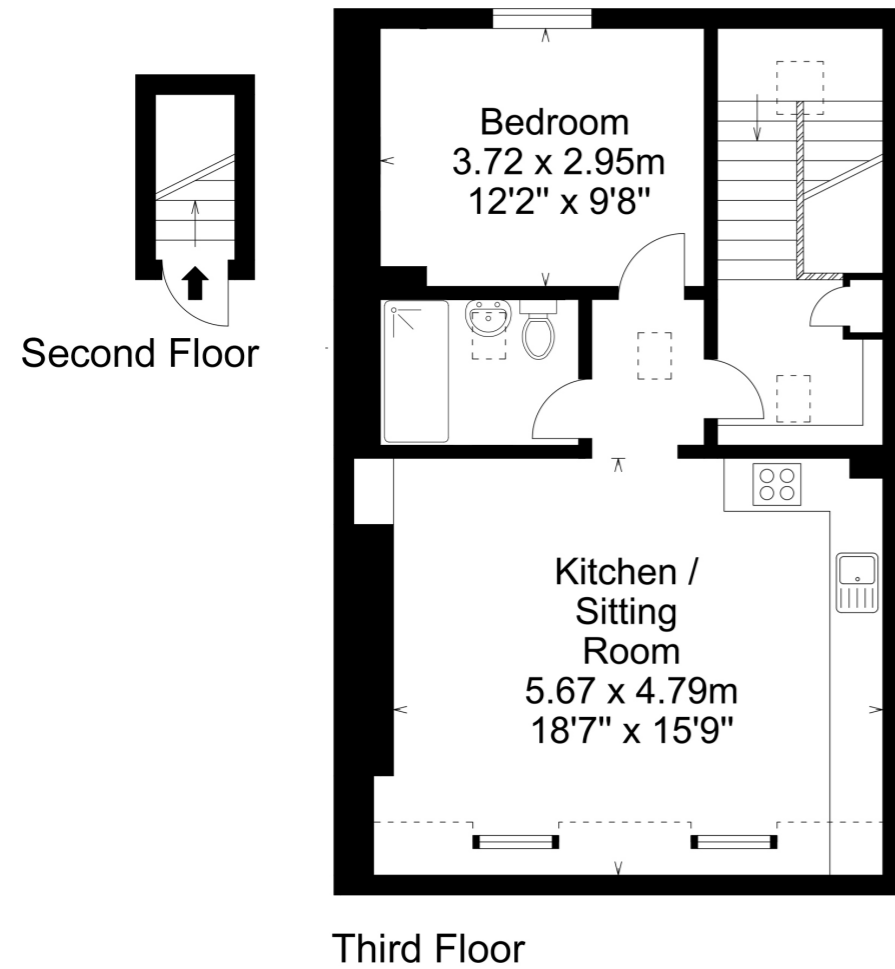
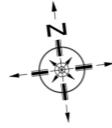


Brock Street, Bath



Top Floor Flat, 25 Brock Street, Bath, BA1 2LN

Approximate Gross Internal Area = 58.9 sq m / 624 sq ft



Top Floor
25 Brock Street
Bath
BA1 2LN

A beautifully presented one-bedroom top floor apartment with delightful views, in a prime residential, city centre street. Recently run as a successful AirBnB, it is also ideal for long-term letting or a lovely foothold within Georgian Bath.

Tenure: Leasehold

£375,000



Situation

Number 25 Brock Street is located on the North Side of Brock Street and comprises a fine Grade II listed building situated between the world-renowned Kings Circus and the Royal Crescent.

Close by is the pedestrianised street of Margaret's Buildings providing an assortment of bespoke retailers, restaurants and a delicatessen.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful variety of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown. There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes.

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

General Information

Services: Mains water, electricity, gas and drainage are connected
Heating: Gas central heating
Tenure: Leasehold – residue of a 999 year
Management Charges: £75 per month
Management Company: Deernight
Council Tax Band: C – £1,696.83 per annum (2022/2023)
Holiday Lets are permitted

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Description

25 Brock Street is an elegant Grade II listed Georgian townhouse one of 20 in a handsome terrace positioned on the north side of this landmark address. The property has been divided sympathetically into apartments, this apartment is on the top floor with roof top views and benefits from having well-appointed contemporary city accommodation, ideal as an investment, pied de terre or as a short-term holiday let.

The apartment is entered with stairs rising to the study landing, which is a great addition within the apartment, into a small lobby which leads through to the open plan living, dining and kitchen boasting a vaulted ceiling therefore giving a feeling of space over other apartments. In addition, there is a rear aspect double bedroom and stylish shower room.

Accommodation

Ground Floor

Communal Entrance Hall

With internal double doors leading to the polished stone staircase rising to the second-floor landing.

Second Floor

Apartment door leads to stairs rising and turning to the third-floor landing.

Top Floor

Landing/Study Area

Front aspect Velux window. Two louvre storage cupboards, one of which houses the Worcester combination boiler serving domestic hot water and central heating, and the consumer unit. Shelving and space for coat hanging, secure entry phone system, vaulted ceiling and doorway leading to the internal landing.

Internal Landing

Stripped wooden door leading to bedroom and refitted shower room, double panelled radiator and doorway through to the open plan kitchen/dining/living room.

Kitchen/Dining/Living Area

With two front aspect Georgian windows, vaulted ceiling with exposed ceiling timbers and rafters.

Kitchen Area

Comprising a matching range of eye and base level units with butcher's block, wooden work surface areas incorporating single bowl stainless steel sink with mixer tap and drainer, four ring stainless steel Bosch hob with matching Bosch electric oven below and stainless steel Smeg extractor above with light. Stainless steel splash back, built in washer/dryer, space for low level fridge/freezer, space for dishwasher, tiled flooring and under unit lighting.

The kitchen opens through to the living room.

Living Room and Dining Area

With vaulted ceiling, double panelled radiator, recessed shelving and lighting.

Bedroom

With reading lights and central ceiling rose, rear aspect, Georgian window with roof top views, single panelled radiator.

Shower Room

Comprises low flush WC, wash hand basin with mixer tap set into a two-drawer vanity cupboard, wall lights, down-lighting, extractor fan and walk-in shower cubicle with glazed shower screen, part tiled walls with brickette tiles, Roper Rhodes thermostatic shower with monsoon shower head and chrome riser. Dual fuel towel rail and a decorative tiled floor.