

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

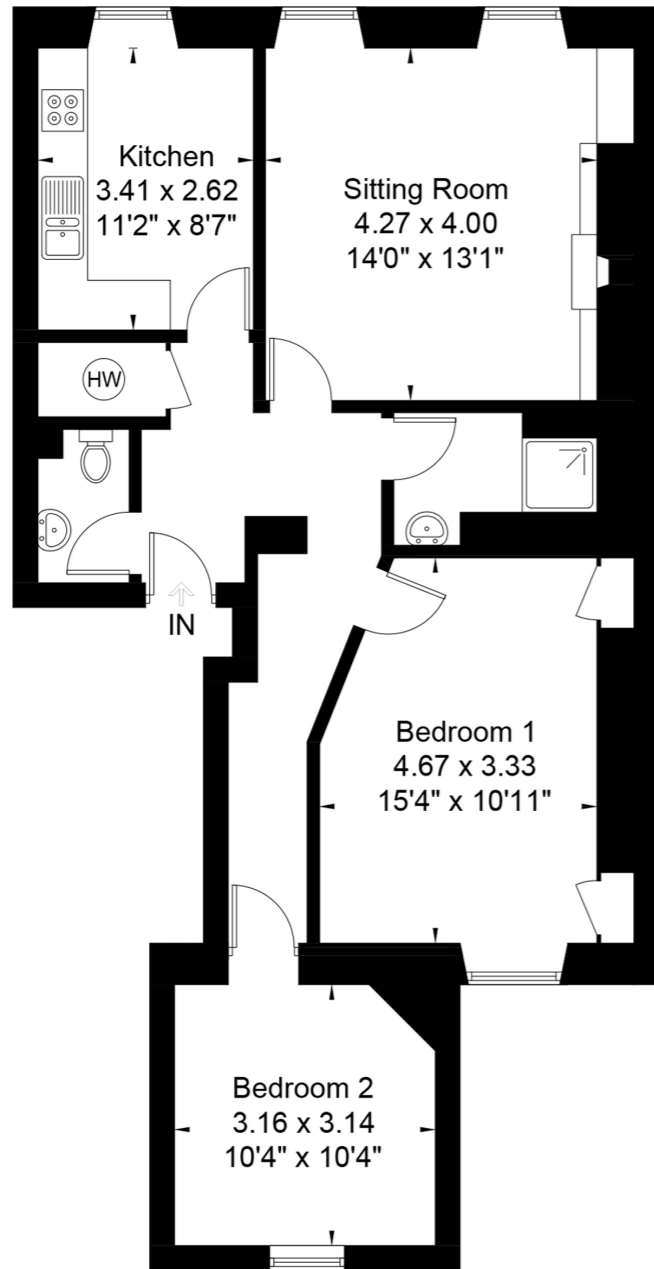
Residential Sales



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
3 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

£475,000





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.

General Information

Services: All mains connected
Heating: Gas fired central heating
Tenure: Leasehold
Management Company: 3 Russell Street Ltd
Management Charges: £1,340.20 pa
Council Tax Band: D

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.