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Residential Sales



Marlborough Buildings, Bath

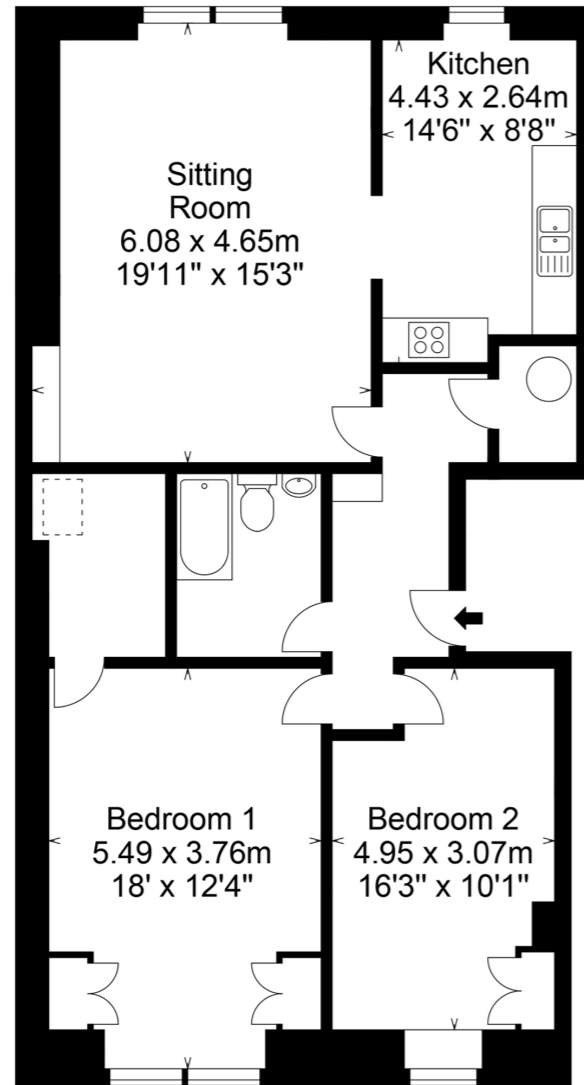


Floor Plan



Top Floor Apartment, 9 Marlborough Buildings, Bath, BA1 2LX

Approximate Gross Internal Area = 93.36 sq m / 1005 sq ft



Top Floor

Top Floor Apartment 9 Marlborough Buildings Bath BA1 2LX

An exceptionally light and spacious third floor apartment, situated in an unrivalled location in Marlborough Buildings. Superb views in both directions, including over the Royal Crescent. This third floor apartment has an internal area of over 1000 ft.

Tenure: Leasehold

£575,000





Situation

This third-floor apartment is located at the southerly end of Marlborough Buildings, a rank of Grade II listed buildings, and as a consequence has wonderful views particular to the front over the Royal Crescent lawns and the Royal Crescent itself. The views to the rear are also spectacular, looking over the allotments and Royal Victoria Park.

Marlborough Buildings is perfectly placed for easy access into Bath city centre and for the excellent local amenities which are nearby on St James Square, which include an organic greengrocers, a newsagent, chemist, doctor's surgery, delicatessen and café and a hairdressing salon. In addition, there are wonderful 5 star spa facilities available at the nearby Royal Crescent and Bath Priory Hotels.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array 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 and drainage are connected

Heating: Electric heating

Tenure: Leasehold – 999 years from 29th September 1971

Management Charges: £432 per quarter

Management Company: Marlborough Maintenance Limited run-on behalf of the residence by Twelve Trees

Council Tax Band: E

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Description

This is a particularly unique third floor apartment, in that the ceilings are much higher than normal, giving an especially light and airy feel. There are good sized sash windows to both front and rear, with working shutters. This adds an element of spaciousness and light to the property's already very well-proportioned rooms.

The two large bedrooms are to the front, with wonderful views over the lawns of The Royal Crescent. The large drawing room is to the rear, with a period fireplace, together with the kitchen/breakfast room.

The property also has the benefit of two large communal storage cupboards on the second floor, which can be used for the storage of bikes and suitcases. In recent years the plumbing and electrics have both been updated.

A viewing is strongly recommended to appreciate the exceptional setting.

Accommodation

Ground Floor

Communal Reception Hall

With staircase rising to the second floor mezzanine with two storage rooms and further staircase rising to the third floor.

Third Floor

Bedroom 1

With 2 good sized sash windows having wonderful views over the Royal Crescent lawns, 2 double fitted wardrobes, period fireplace and a large walk-in storage cupboard/wardrobe (it should be noted that plumbing does exist to potentially convert this to into a shower room).

Bedroom 2

With single sash window and window seat overlooking the Royal Crescent lawns, fitted wardrobes and access to roof space.

Bathroom

Situated in the centre of the apartment with a modern white suite comprising bath, shower screen, fitted shower, WC, wash hand basin, tiled walls, chrome ladder radiator, extractor fan and downlighting.

Hallway

With storage cupboard housing pressurised water heater, space and plumbing for washing machine.

Drawing Room

Lovely room with higher than normal ceilings, 2 large sash windows with working shutters and superb views to the rear overlooking allotments and the Royal Victoria Park, period fireplace with inset grate flagged on one side by large shelved recess with cabinets under, coving, dado rail and large opening leads though to kitchen.

Kitchen/Breakfast Room

With fully fitted range of floor and wall mounted units, integrated 4 ring electric hob, extractor hood over, space for fridge/freezer, 1 ½ sink, sash window with working shutters and two inbuilt storage cupboards either side of window recess, view of park and allotments below and downlighting.

Wooden ladder from third floor landing leads up to roof space.