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**COBB
FARR**
Bath & Bradford on Avon

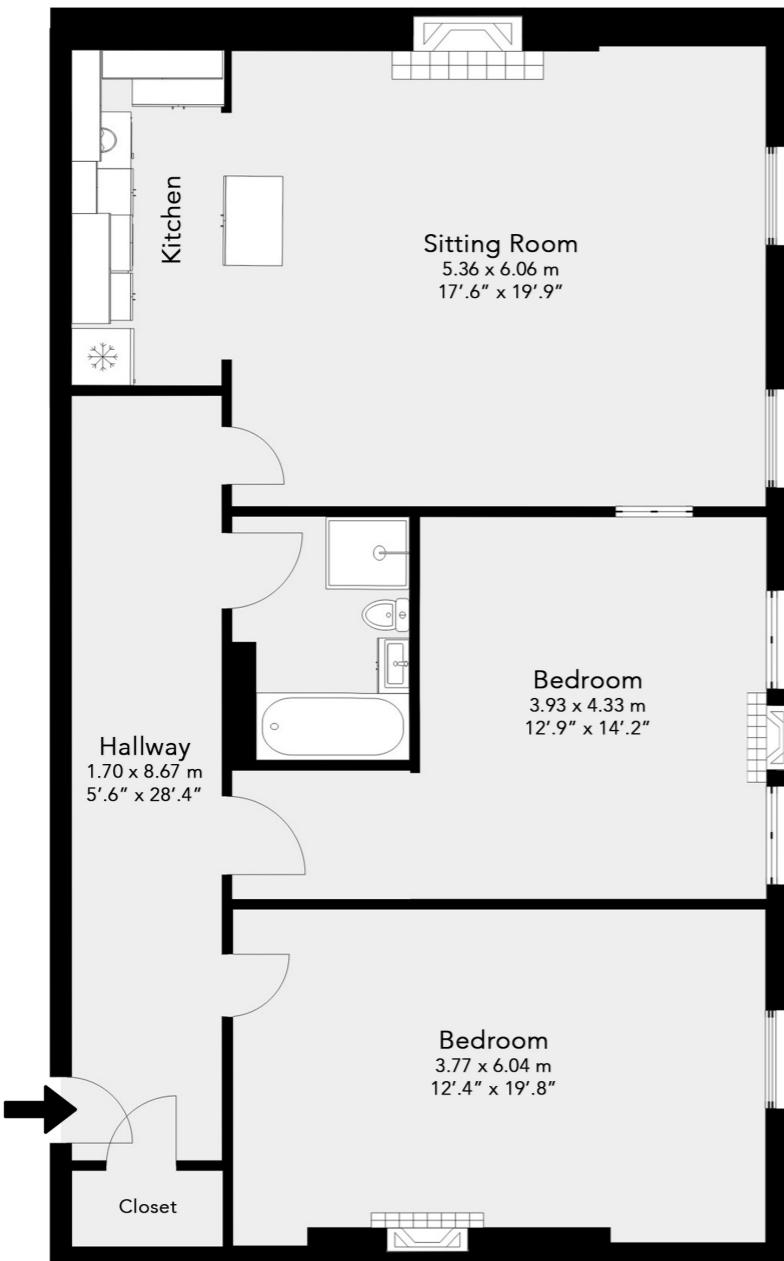
**COBB
FARR**
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Residential Sales



Portland Place, Bath





Total Floor Area
(approx)
102 Sqm
1098 Sqft

**Apartment 4
5 Portland PLace
Bath
BA1 2RU**

Immaculately presented, this second floor apartment offers superb views over the city, well managed communal areas including the most beautiful garden and private parking.

Tenure: Share of Freehold

£575,000

Situation

Portland Place is a fine Georgian terrace, comprising 10 elegant, elevated town houses along with 2 further terraces forming a triangle around a pretty green. Located in a sought-after position on Bath's northern slopes, to the rear of both the Royal Crescent and The Kings Circus and within 5 minutes-walk of Bath city centre.

Nearby on Julian Road there are a number of excellent local amenities which include a national chain convenience store, newsagent, hairdressers, dry cleaners, florist and organic greengrocer along with five-star restaurant and spa facilities at The Royal Crescent Hotel.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, The One Royal Crescent and Holburne Museums, The Victoria and Contemporary Art Galleries along with the Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there is an excellent local tennis club in Lansdown.

There is also a good selection of state and independent schools within easy reach which include St Andrews Primary School on Julian Road, King Edwards Pre-Prep and Prep School in Weston Road and St Stephens Primary School, Kingswood and The Royal High Schools in Lansdown.

General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Leasehold

Management: 4-5 Portland Place Ltd

Management Charges: £200 per month

Council Tax: D

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Description

Number 5 Portland Place is the central, pedimented house therefore being much wider than an average Georgian buildings and boasting 5 front facing windows taking in the elevated and breathtaking view over the city. The generous and exceptionally well maintained communal areas lead to the staircase and the manicured rear garden.

The apartment itself offers two large bedrooms and a refitted bathroom off of a central hallway also leading to the open plan kitchen/ dining / living room.

The kitchen gives a full array of cupboard and built-in appliances, with a central island and breakfast bar/table dividing the kitchen from the south facing living room with handsome fireplace.

Externally the gardens which offer a large terrace and various seating areas has steps leading up a few half flights to the gated parking area where there is an allocated private space.

Accommodation

Ground Floor

With the main front door leading to an impressive entrance hall, built-in shelving and post boxes and ornate tiled flooring. Rear door to the garden and parking

Second Floor

Landing

With door into the apartment.

Entrance Hall

Which spans the width of the building, storage cupboard with shelving and housing the Vailant boiler and consumer unit.

Bedroom 1

With front aspect Georgian sash window, split fold shutters, double panelled radiators, cast iron fireplace with marble surround and stone hearth, cornicing and ceiling rose.

Bedroom 2

With 2 front aspect Georgian sash windows with split fold shutters, feature miniature fireplace and 2 double panelled radiators.

Bathroom

Comprising low flush WC with concealed cistern, wash hand basin set into a vanity cupboard with mixer tap, panelled bath with mixer taps and telephone shower attachment, walk-in corner shower cubicle, telephone shower attachment and monsoon showerhead, downlighting, extractor fan, part tiled walls, LVT flooring, shaver point and light, water heated towel rail.

Open Plan Kitchen/Living and Dining Area

Sitting Room Area

With 2 front aspect Georgian sash windows, split fold working shutters, wall lights, grand fireplace with inset cast iron grate, mantle and surround and mini breakfast bar with dining space for 4 people.

Kitchen Area

With island, white granite worksurface and upstand, shaker style eye and baselevel units, inset Franke stainless steel sink, mixer tap and drainer, low level electric Neff oven, 4 ring induction hob, space and plumbing for washing machine, built-in in Miele dishwasher and fridge/freezer, high level combination microwave oven, stainless steel extractor with light, glass thing to walls, LVT flooring and downlighting.

Externally

Communal Gardens

To the rear of the property is a large flag stoned terrace with steps raising to a central pathway flanked by 2 lawns with further steps leading up to a lavender lined sitting area. Steps then go up again to a parking area with 1 allocated space with electronic gate access from Lansdown Road.

There is a bin store, mature shrubs and an area for storing bicycles

Agents Note: The apartment sits laterally to the front of the building enjoying southerly aspect and fine far-reaching views over the city. The views are flanked by Burlington Street.