

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

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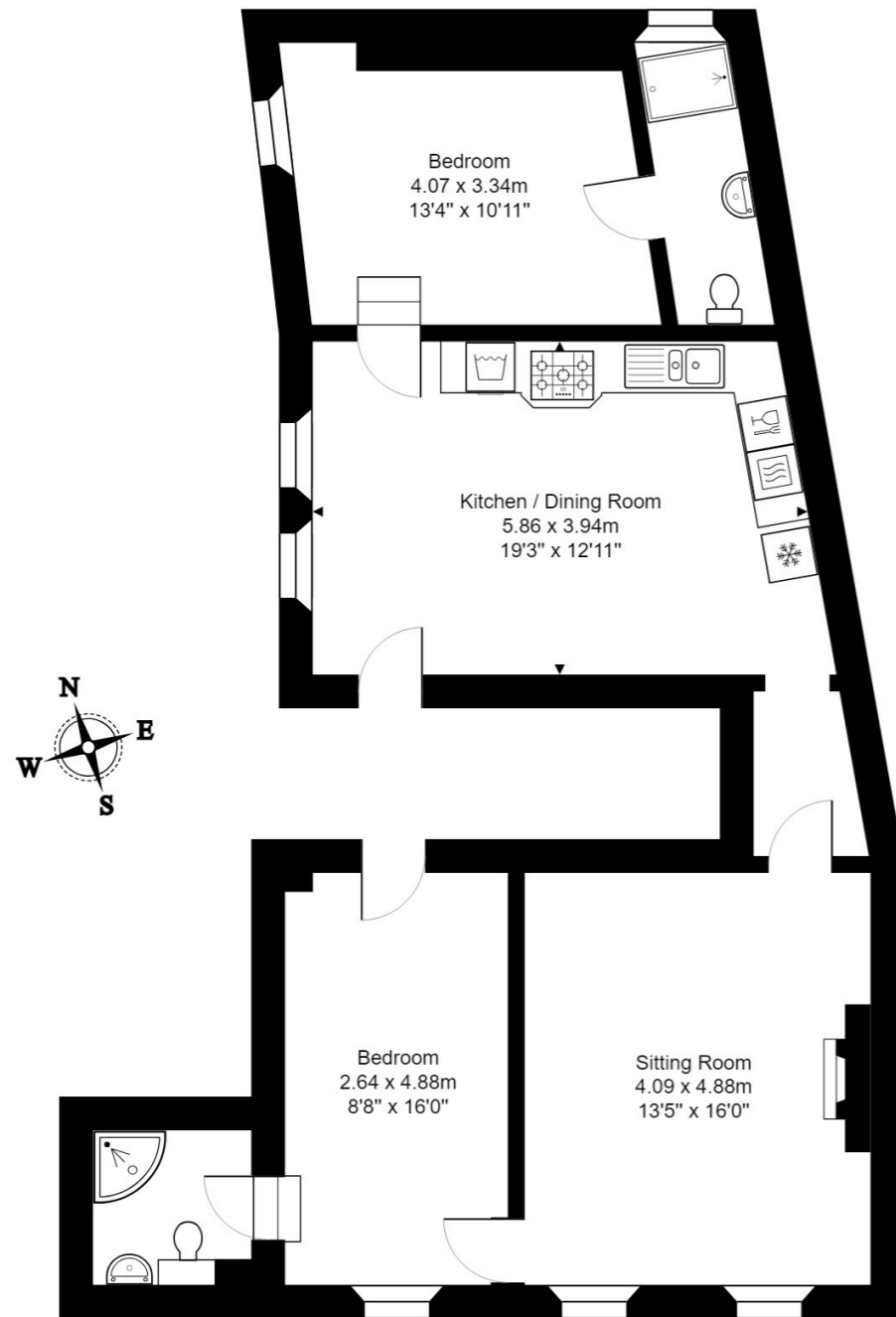
Residential Sales



Bathwick Street, Bath



Flat 2, 10, Bathwick Street



First Floor

Total Area: 83.0 m² ... 893 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Apartment 2
10 Bathwick Street
Bath
BA2 6LJ

A generously proportioned, well appointed 2 bedroom 1st floor Georgian apartment with 2 ensuite bathrooms and a private off street parking space, located within easy level walking distance of Bath city centre.

Tenure: Leasehold

Offers in Excess of
£550,000



Situation

Bathwick Street is situated conveniently within a five minute level walk of Bath city centre and is within a stone's throw of The Holburne Museum, Henrietta Park, Sydney Gardens and the world famous Pulteney Bridge. There are also a number of good local amenities close at hand which include a general store, three public houses, a laundrette and a lovely restaurant / café in The Holburne Museum.

The World Heritage City of Bath offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many cultural activities at the nearby newly refurbished One Royal Crescent and Holburne Museums, a well-respected music and literary festival and many pre-London shows at The Theatre Royal. World class sporting facilities are available at nearby Bath University, Bath Rugby and Cricket Clubs.

Many excellent schools are close at hand which include Bathwick St Mary's Primary School, Widcombe Infants School, King Edwards Schools on North Road, Prior Park College and Monkton Combe School.

Communications 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 18 miles to the west.

General Information

Services: All main services are connected

Heating: Gas central heating

Tenure: Leasehold – remainder of a 999 year lease

Management Company: HML Group

Management Charges: £175 per month approximately (2023)

Council Tax Band: C

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Description

10 Bathwick Street is an elegant Grade II listed Georgian building of fine proportions, having been sympathetically converted into apartments.

Apartment 2 spans the first floor and enjoys side ground floor access from the private parking area. The apartment is entered into a particularly generous well-appointed kitchen and dining room with 2 large sash windows. To the left there are steps that lead down to a generous master bedroom and ensuite shower room and to the right a small inner hallway leads through to the formal sitting room which has an elegant central contemporary fireplace and 2 large sash windows to the front aspect. A door leads from the drawing room to the second bedroom which also has an ensuite shower room.

Externally there is an off street private parking space.

Accommodation

First Floor

Enter into the large kitchen/dining room:

Kitchen/Dining Room

With solid wood flooring, radiator, 2 sash windows to side aspect, wall mounted intercom system, comprehensive range of floor and wall mounted units, cupboards and drawers, granite worksurface, glazed splash backs, 1½ bowl stainless steel sink, swan neck mixer and filter tap, integrated appliances to include triple oven, microwave, half size dishwasher, Hotpoint washer and dryer, 5 ring gas hob and extractor hob, ceiling mounted spotlights.

Steps lead down to bedroom 1.

Bedroom 1

With fitted carpet, sash windows with secondary double glazing to side aspect, radiator, obscured glazed door through to shower room.

Shower Room

With vinyl tiled flooring, pedestal WC, pedestal basin with tiled splashback, courtesy lit mirror over, large double sized fully tiled and glazed shower unit with handheld and rain shower over, sash window to rear, extractor fan, heated towel rail, wall mounted medicine cabinet and ceiling spotlights.

Sitting Room

With solid wood flooring, radiator, 2 sash windows to front aspect with fitted venetian blinds, contemporary fireplace and surround with 2 arched recesses to either side and door through to bedroom 2.

Bedroom 2

With fitted carpet, radiator, sash window to front aspect with venetian blind and door through to en-suite shower room.

En-Suite Shower Room

With wooden flooring, fully tiled and glazed corner shower unit with handheld and rain shower over, concealed cistern WC with wooden display shelf over, oval basin set into cupboard vanity unit with tiled splashback, mirrored medicine cabinet over, wall mounted towel, recessed ceiling spotlights, extractor fan and overhead storage.

Holiday lets allowed and private off street parking space.