

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: +44 (0)1225 33332  
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](http://cobbfarr.com)

**COBB  
FARR**

Bath & Bradford on Avon

**COBB  
FARR**

Bath & Bradford on Avon

Residential Sales



Green Park, Bath



**32 Green Park, Bath BA1 1HZ**

Approximate Gross Internal Area Main Flat = 79.2 sq m / 852 sq ft  
 Approximate Gross Internal Area Annexe = 96.7 sq m / 1040 sq ft  
 Total = 175.9 sq m / 1892 sq ft

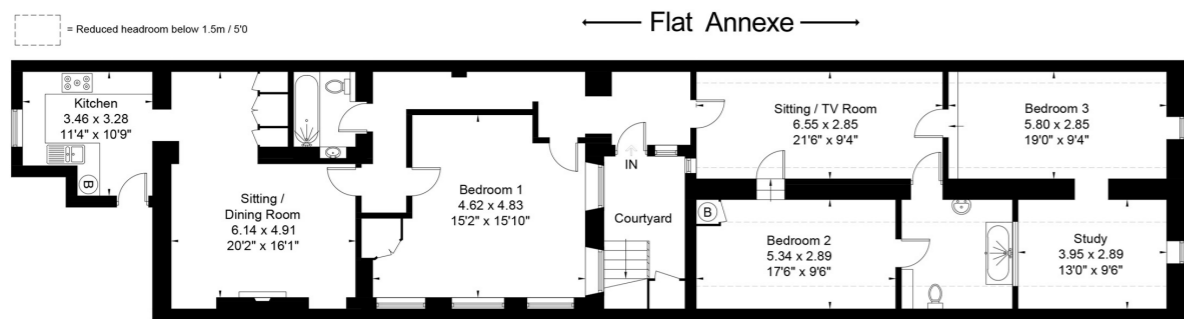


**Garden Apartment  
 32 Green Park  
 Bath  
 BA1 1HZ**

A beautifully presented 3 bedroom garden apartment with the benefit of independent, self contained accommodation and with a lovely walled garden, located within 5 minutes walk of Bath city centre.

Tenure: Share of Freehold

**£625,000**



**Lower Ground Floor**

## Situation

Green Park is situated in the heart of Bath, close to the River Avon and within easy reach of Bath Spa Railway Station and the city centre. This handsome terrace of twenty Georgian houses overlooks Green Park, a large open green space in the heart of the city.

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, 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, the Holburne Museum, 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: All main services are connected

Heating: Gas fired central heating

Tenure: Leasehold – residue of a 999 year lease

Management Charges: £208 PCM

Management Company: DNA Property Services

Council Tax Band: C

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

This beautifully appointed garden apartment is conveniently approached independently of the main house via stone steps to the front. This charming and deceptively spacious property has been comprehensively refurbished and is presented in immaculate order throughout.

The property is entered through an attractive hallway with natural stone flooring from which doors lead to all rooms. To the left, and with a lovely aspect to the front, there is a large master bedroom with plenty of built-in storage and two lovely picture windows with fitted window seats. To the rear there is a generous drawing room and open plan dining area that is linked to the well-fitted kitchen, both areas enjoy access to the garden. In addition, there is a well-appointed bathroom.

From the entrance lobby to the right there are four large converted bright and airy vaults that potentially provide spacious independent self-contained accommodation, comprising a sitting room, two double bedrooms (one with a linked study) and a further bathroom. There is potential to install plumbing to create a kitchen area in the sitting room.

To the rear there is a beautiful walled garden accessed from both the sitting room and kitchen. A paved sheltered terrace leads to steps that rise to a level walled garden with pretty and well planted mature borders.

## Accommodation

### Garden Level

#### Entrance Hall

With recessed coir matting, natural stone flooring, spotlight lighting and door to right to self-contained unit.

### Vaulted Accommodation

#### Sitting Room

With natural stone flooring, radiator, casement window to front aspect with working shutter. There is potential for plumbing to install a kitchen if required, ceiling spotlights and door with step down to Bedroom 2.

#### Bedroom 2

With solid wood flooring, double glazed window to front aspect with working shutter, cupboard housing independent boiler for the Vaults, 2 radiators and ceiling spotlights.

#### En-Suite Bathroom

With natural stone flooring, pedestal WC, vanity unit with granite worksurface, part tiled walls, basin and set into cupboard vanity unit, ladder effect heated towel rail, bath with rain shower over and fully tiled surround, extractor fan, glazed window tiles to office.

#### Bedroom 3

With solid wood flooring, 2 radiators, double glazed casement window to Green Park aspect with working shutters, wall mounted up lighters and then walkway through to office.

#### Office

With solid wood flooring, wall mounted lighting, double glazed window to Green Park aspect with working shutters and glazed window tiles to bathroom.

## The Apartment

#### Hallway

With natural stone tiled flooring, 2 deco panel covered radiator, cupboard housing the utilities, ceiling spotlighting and door through to master bedroom.

#### Master Bedroom

With solid wood flooring, 2 Georgian sash windows to front aspects with working shutters and built-in window seats, recessed shelving to either side of bed, wall mounted lighting, wall to wall fitted wardrobes and large walk-in storage cupboard.

#### Bathroom

With natural stone flooring, panelled bath with fully tiled surround, glazed shower screen with handheld and rail shower over, grab rails, concealed system WC with display shelf over, ladder effect heated towel rail, large rectangular basin set into cupboard vanity unit, tiled splashback, wall mounted mirror, built-in mirrored cabinet, recess ceiling spotlights and extractor fan.

#### Drawing Room

With solid wood flooring, period fireplace with Bath stone surround with 2 recesses to either side, radiator, central lighting and glazed stable doors to garden.

#### Dining Area

With solid wood flooring, range of bespoke built-in recessed cupboards and drawers.

#### Kitchen

With ceramic tiled flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers with granite work surfaces, integrated double electric oven and 5 ring hob with splashback and extractor fan. Integrated Siemens dishwasher, AEG washer / dryer, 1½ bowl sink with stainless steel swan mixer and shower tap, sash window, radiator, large American style fridge/freezer, cupboard housing the Vaillant combination boiler, recessed ceiling spotlights and part glazed door to garden.

## Externally

The walled garden has a pretty paved terrace with steps that rise up to a beautiful walled garden with mature borders and planting.

