

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



12 Top Floor Apartment, The Circus, Bath, BA1 2ES

A generously proportioned two bedroom top floor apartment located in a highly prestigious residential address on The King's Circus, having been thoroughly refurbished to an excellent standard benefiting from

Situation

The King's Circus is architecturally and historically the most prestigious address in Bath, being three equal length segments and forming part of a perfect circle with a wonderful green in the middle. The Circus is linked via Brock Street to the Royal Crescent and from an aerial view forms a Mason's key.

The Circus is in a wonderfully elevated position in the heart of Georgian Bath and is a short stroll from Bath city centre. The World Heritage City of Bath offers a fabulous selection of chain and independent shopping, many fine restaurants, cafes and wine bars and is a cultural destination with a world-renowned music and literary festival, the Holburne Museum and The Theatre Royal. In addition, there are world class sporting facilities available at Bath Rugby and Cricket Clubs and at Bath University.

The Circus is within easy reach of a triangle of excellent schools which include St Stephen's Primary School, The Royal High School, Kingswood School and King Edward's School.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station and the M4 Junction 18 is approximately 10 miles to the north. Bristol Airport is 20 miles to the west.

Description

Apartment 4, 12 The Circus is an elegantly proportioned two-bedroom apartment which spans the top floor of an impressive, well run Georgian town house.

The property has been comprehensively refurbished by the current owners and offers immaculately presented accommodation which is excellent decorative order and offering lots of modern touches.

To the front of the apartment there is a spacious main bedroom with fitted wardrobes overlooking The Circus along with a good sized second bedroom. The beautiful sitting room and refitted kitchen have rooftop views to the rear and to Lansdown beyond.

The recent improvements have been executed to a high specification. The property has ample storage on the landing and also within the kitchen and bedrooms. This turn-key apartment simply should be viewed.

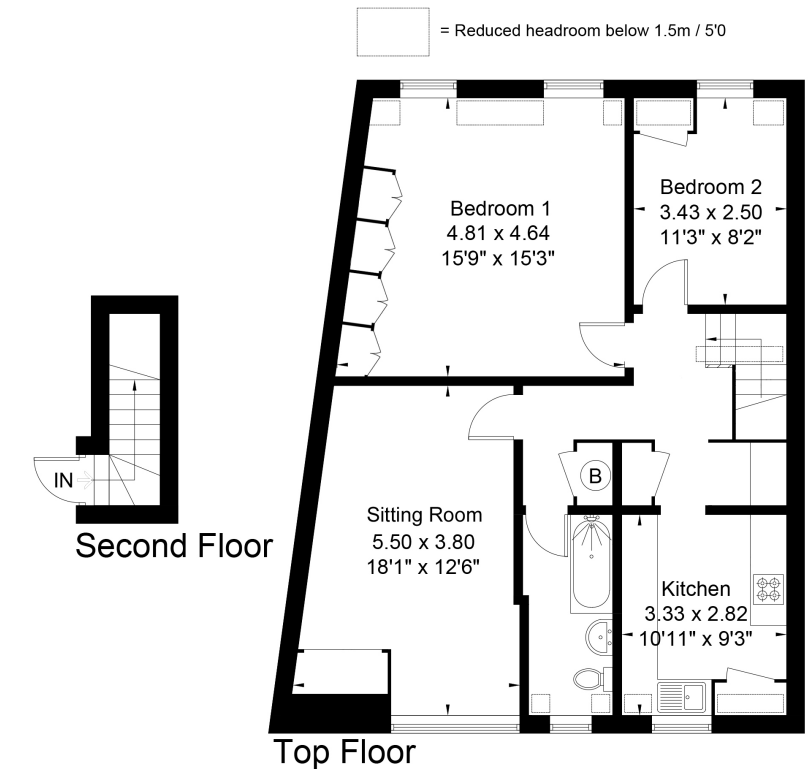
Key Features

- Generously proportioned accommodation
- Grade I listed
- Two bedrooms
- Well equipped refitted kitchen
- Highly prestigious residential address
- Wonderful views

Floor Plan

Top Floor Flat, 12 The Circus, Bath, BA1 2ES

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft



General Information

Council Tax: E

Energy Performance Rating TBC

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