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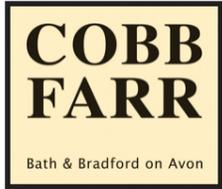
Residential Sales



St James's Park, Bath



Floor Plan



42 St James's Park, Bath, BA1 2SX



Total Floor Area
approx
89.8 sqm
967 sqft

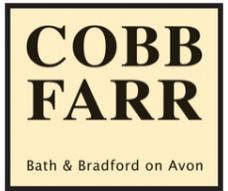
42 St James's Park Bath BA1 2SX

A mid terrace 2 bedroom property, one of 56 built in the 1960's, located to the rear of St James Square, a highly sought after residential position, with the benefit of off street parking and an integral garage.

Tenure: Leasehold

£395,000

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



Situation

St James Park is a quiet residential street that runs parallel with Julian Road and to the rear of St James Square and links both Portland Place with Park Street Mews.

St James Square was built in 1790 as a communal garden square and it comprises of forty-five Grade I listed Georgian townhouses, each facing the private gardens and mature trees. Today it remains as one of the only Grade 1 listed, fully residential Georgian squares in the nation.

This highly sought-after residential address is conveniently located and has excellent local amenities, including a popular deli, award winning gastro-pub, chemist, florist, organic green grocers, national chain super-market and hairdressers. 5-star gym and spa facilities are available at the nearby Royal Crescent and Priory Hotels.

Many excellent schools are on the doorstep including St Andrew's Primary, St Stephen's C of E Primary School, Kingswood School, The Royal High School and King Edwards School Bath.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include world famous international music and literary festivals, the Roman Baths and Pump rooms and some lovely museums and art galleries.

Sports fans are spoilt for choice with Premiership Rugby at Bath RFC, glorious summer matches at Bath Cricket Club, league football with Bath City FC and world class sporting facilities at Bath University.

Communications include a direct line to London Paddington, Bristol, Salisbury, Southampton and South Wales from Bath Spa Railway Station. The M4 Motorway (junction 18) is 8 miles to the north and Bristol airport is 18 miles to the west.

General Information

Services: All main services are connected
Heating: Gas fired central heating.
Tenure: Leasehold – 999yr from 1961
Council Tax Band: C

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Description

42 St James Park is one of 56 in a popular terrace built in the 1960's, located conveniently to the rear of the highly prized St James Square and within a stone's throw of excellent local amenities on nearby St James Street and within 10 minutes' walk of Bath city centre.

The accommodation which is presented in good order throughout comprises on the ground floor a well-fitted kitchen and breakfast room to the front, along with a generous sitting room to the rear. On the first floor there are 2 double bedrooms and a family bath and shower room. Lovely far-reaching views over Bath can be enjoyed to the rear. Conveniently at lower ground floor level there is an inner hallway which provides good storage space and access to a spacious single garage which leads onto a free-standing parking space.

Accommodation

Ground Floor

Entrance Hall

With fitted carpet, recessed coir matting, cupboard housing the utilities, radiator with shelf over, stairs to first floor and lower ground floor.

Kitchen

With wooden effect flooring, comprehensive range of contemporary floor and wall mounted units, cupboards and drawers, granite effect worksurface, wooden effect ceramic style splashback, stainless steel sink, electric oven, 4 ring electric hob, extractor over, space for washing machine, fitted breakfast bar, double glazed window to front aspect and space for fridge/freezer.

Sitting Room

With fitted carpet, central fireplace, 2 recesses to either side, tiled surround and slate hearth and double-glazed window to rear aspect with radiator under.

Stairs with fitted carpet rise to first floor.

First Floor

Landing

With fitted carpet.

Bedroom 1

With fitted carpet, radiator, 2 built-in wardrobes, double glazed window to rear aspect enjoying fine far-reaching view.

Bedroom 2

With fitted carpet, double glazed window to front aspect and radiator.

Bathroom

With ceramic tiled flooring, pedestal basin, tiled splash back, wall mounted mirrored medicine cabinet, pedestal WC, panelled shower with fully tiled surround, glazed shower screen, handheld shower over, ceiling light, extractor fan, Velux window, wall mounted heater.

Wooden staircase leads to the lower ground floor.

Lower Ground Floor

Hallway

With fitted carpet, shelving and part glazed door through to the garage.

Externally

To the front there is a small, paved terrace which spans the width of the property and to the rear on St James's Mews there is access to the garage along with a free-standing parking space.

Single Garage

Which is accessed to the rear, under croft storage, shelving wall mounted combination Worcester boiler, up and over electric doors and pedestrian door to rear entrance.