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Residential Sales

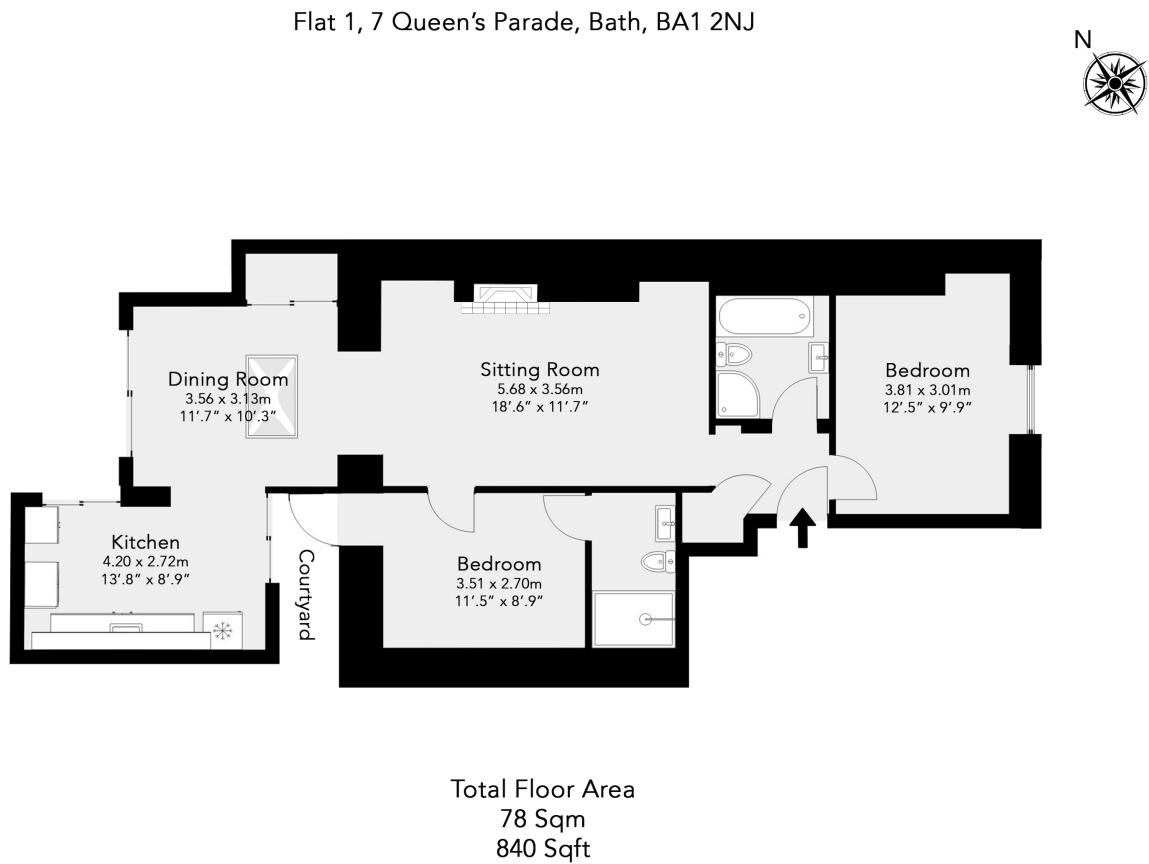


Queens Parade, Bath









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

# Apartment 1

## 7 Queens Parade

### Bath

#### BA1 2NJ

A beautifully appointed 2 bedroom lower ground floor apartment with a beautiful west facing sunny walled garden and terrace, located in the heart of central Bath.

Tenure: Leasehold

Offers in Excess of  
£550,000

## Situation

Queens Parade is located in the heart of Georgian Bath, just off the famous Queens Square and adjacent to Royal Victoria Park and The Gravelled Walk and is within a minutes-walk of Bath city centre.

The UNESCO World Heritage City of Bath is only a short walk away provides easy access to an extensive range of chain and independent retail outlets together with a fine selection of restaurants, cafes and wine bars. There are many cultural activities available in Bath, which include the Number One Royal Crescent and Holbourne Museums, many pre-London shows at The Theatre Royal and a world-renowned music and literary festival. In addition, there are world class sporting facilities available at Bath Rugby and Cricket Clubs and at Bath University.

Bath Spa railway station provides direct access to London Paddington and the city of Bristol. Other communications include the M4 motorway junction 18 approximately 11 miles to the north of the city, which allows easy access to London, Swindon, South Wales and the Midlands via the M5. Bristol Airport is 10 miles to the west.

## General Information

Services: All mains connected  
Heating: Gas central heating  
Tenure: Leasehold – 949 years remaining  
Management Company: West of England  
Service Charges: £1,522 per annum  
Council Tax Band: D

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## Description

7 Queens Parade is a handsome Georgian townhouse, one of a terrace of 12 located quietly in the heart of central Bath and having been divided sympathetically into 4 lovely apartments. Apartment 1 occupies the lower ground floor and has the benefit of a beautiful west facing sunny walled garden.

The property which is particularly well appointed has mood lighting, natural wood flooring and underfloor heating throughout and is entered into a large open plan living and dining space which opens up onto the sun terraces and garden. To the front there is a lovely double bedroom with an exposed Bath stone wall and family bath and shower room, to the rear there is a further double bedroom with a smart en-suite shower room. The kitchen leads from the dining area and has a range of contemporary units with fitted appliances, granite work surfaces and an attractive glazed ceiling light. Glazed sliding doors lead to both the small internal courtyard and the sun terraces and garden to the rear.

## Accommodation

### Ground Floor

#### Entrance Lobby

With recessed coir matting and letter boxes for each apartment.

#### Communal Entrance Hall

With fitted carpet, stairs down to garden level and entrance to apartment 1.

### Lower Ground Floor

#### Entrance Hall

With solid wood flooring, wall mounted thermostat control, wall mounted entry phone system, wall mounted mood lighting controls, wall mounted coat hooks and large storage cupboard housing the pressurised hot water tank.

#### Bedroom 2

To the rear with solid wood flooring, exposed Bath stone wall, sash window with working shutters to front aspect, recessed coir matting, underfloor heating controls and mood lighting.

#### Family Bathroom

With natural stone flooring, fully tiled walls, panelled bath with tiled surround, pedestal WC, rectangular basin set into drawer vanity unit, wall mounted ladder effect heated towel rail, recessed shelving, large fully tiled and glazed corner shower unit with handheld and rain shower over, recessed ceiling spotlights and extractor fan.

#### Sitting Room

With solid wood flooring, Bath stone surround fireplace and hearth, 2 recesses to either side, recessed wall mounted flat screen TV, recessed ceiling spotlights, mood lighting and underfloor heating controls.

#### Bedroom 1

With solid wood flooring, glazed door to internal courtyard, recessed ceiling spotlights and exposed Bath stone wall.

#### En-Suite Shower Room

With natural stone flooring, fully tiled walls, double sized fully tiled and glazed shower unit with rain and handheld shower, ladder effect heated towel rail, rectangular basin set into drawer vanity unit, pedestal WC, recessed ceiling spotlights, extractor fan and wall mounted lighting.

#### Dining Area

With solid wood flooring, glazed ceiling light, wall mounted underfloor heating control, wall to wall, floor to ceiling glazed sliding doors to garden and internal Bath stone surround vaulted storage area.

#### Kitchen

With glazed sliding doors to internal courtyard, ceramic tiled flooring, a comprehensive range of high gloss floor mounted units, cupboards and drawers, granite worksurfaces and upstand, 1½ bowl porcelain sink, stainless steel mixer and hose attachment, glazed splashback, integrated double Smeg range oven with 6 ring hob, stainless steel splashback, extractor over, integrated fridge/freezer, washer/dryer and dishwasher, recessed ceiling spotlights, wall mounted entry control system and glazed doors to garden.

## Externally

Accessed from the garden there is a pretty paved terrace which spans the width of the property. Wide slate and stone steps rise to a further sun terrace and a pretty west facing walled garden with a level lawn and mature beds.

