

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

COBB
FARR

Bath & Bradford on Avon

COBB
FARR

Bath & Bradford on Avon

Residential Sales



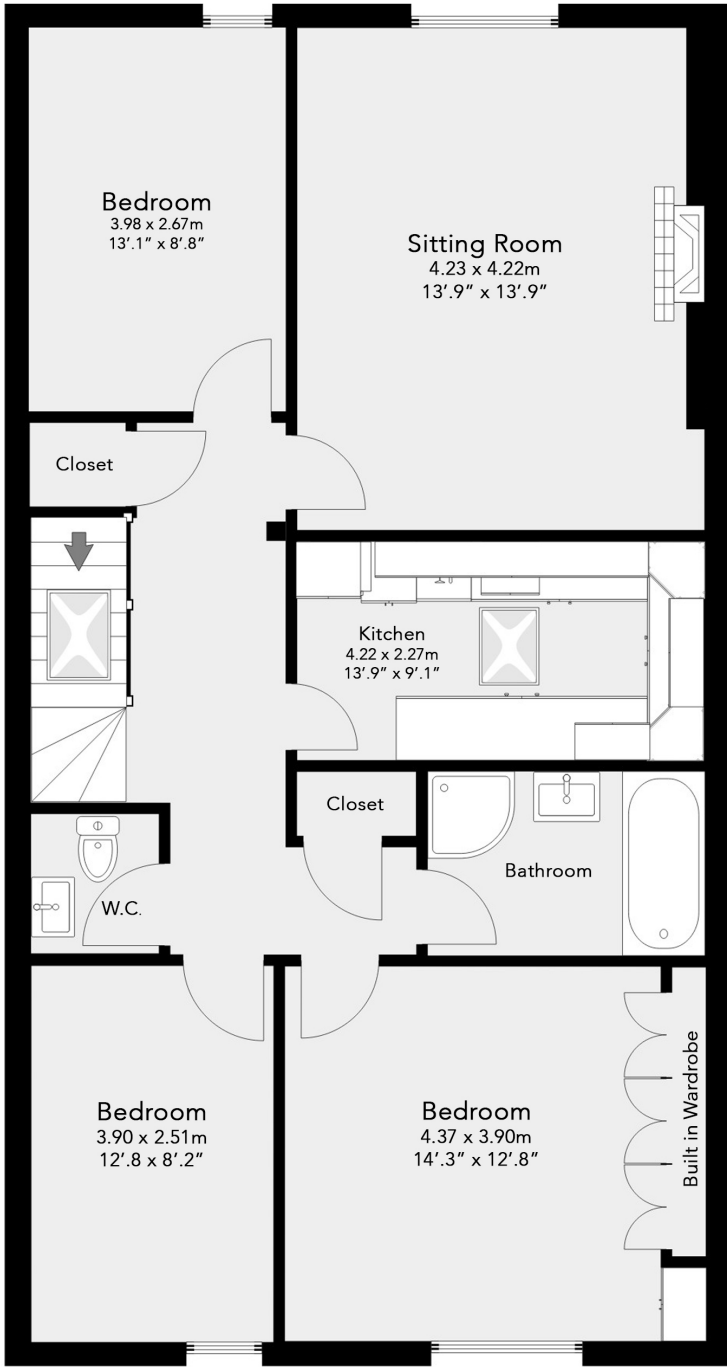
Marlborough Buildings, Bath



Floor Plan



Flat 4, 16 Marlbotough Buildings, Bath BA1 2LY



Total Floor Area
(approx)
90 Sqm
969 Sqft

Flat 4
16 Marlborough Buildings
Bath
BA1 2LY

A substantial, three-bedroom apartment positioned in an enviable location adjacent to the Royal Crescent, with far reaching, westerly views across Royal Victoria Park.

Tenure: Leasehold

£450,000

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

Marlborough Buildings is a magnificent terrace of 32 handsome Grade II listed Georgian town houses, adjacent to the world famous Royal Crescent and enjoying fine uninterrupted westerly views to the rear, over-looking Royal Victoria Park.

Marlborough Buildings is perfectly placed for easy access into Bath city centre and for the excellent local amenities which are nearby on St James Square, which include an organic greengrocers, a newsagent, chemist, doctor’s surgery, delicatessen and café and a hairdressing salon. In addition, there are wonderful 5 star spa facilities available at the nearby Royal Crescent and Bath Priory Hotels.

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 and 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 and Holburne Museums, The 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 mains connected
Heating: Gas central heating
Tenure: Leasehold – 999 year lease
Management Company: Bath Leasehold Management
Service Charges: ~ £2,500pa
Council Tax Band:

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

Situated in the heart of Bath, 16 Marlborough Buildings sits in one of the city’s most desirable positions, west of the world-famous Royal Crescent. The address is well renowned for its Georgian architecture and proximity to excellent amenities. This elegant building, which has been divided sympathetically into 5 apartments benefits from having beautifully presented communal areas and a well-maintained management company.

Apartment 4 is the top floor apartment and accessed by communal areas via a gradual helical staircase. Far reaching views across both the westerly and easterly aspects of Bath are a highlight of the property.

The property is entered through a large open hallway which provides access to all rooms. Within the apartment there are three well-proportioned double bedrooms, a spacious bathroom and separate cloakroom, and good size sitting room.

The property further benefits by holding a highly sought after HMO licence offering the potential for strong rental income with the ability to let all three bedrooms in a prime location with enduring demand. Equally the layout and proportions lend themselves well to use as a private residence, providing flexibility to owner occupiers.

Accommodation

Ground Floor

Front door leading to entrance portico and hall with tiled flooring, dual aspect sash windows and glazed door leading through to the main hallway.

Stairs rise to a mezzanine level between the first and second floors where there is a communal bin storage and cupboards housing gas and electric meters. Stairs then rise again to second floor.

Second Floor

Front door leading to the inner staircase accessing the top floor apartment landing.

Top Floor

Hallway

With Velux style front facing window, single panelled radiator, cupboard space with consumer units, digital thermostat, secure phone entry system, a further cupboard housing the combination boiler and space for washing and drying machine.

Sitting Room

With 2 front aspect Georgian sash windows, downlighting, wall lights, single panelled radiator and inset gas fire with tiled surround, wooden mantle and slate hearth.

Kitchen

With matching eye and base level units, roll top worksurfaces, 4 ring gas hob, extractor fan, 1 ½ bowl ceramic sink with mixer taps, breakfast bar, single panelled radiator, space for two under counter appliances, space and plumbing for washing machine, part-tiled walls, front aspect Velux Style window, high level double oven and vinyl flooring.

Bedroom 1

With two rear aspect Georgian sash windows with far reaching views over Victoria Park and the allotments below, downlighting and a range of triple wardrobes with hanging space and drawers, single panelled radiator.

Bedroom 2

With rear aspect Georgian style sash window, far reaching views over Victoria Park, downlighting and single panelled radiator.

Bedroom 3

Front aspect Georgian sash window, downlighting and single panelled radiator.

Bathroom

With pedestal sink, shaver point with light over, corner shower unit with thermostatic shower, mixer tap and aquaboard backing, bath with mixer tap and telephone shower attachment, wooden panelling throughout, single panelled radiator, downlighting, vinyl flooring and double extractor fan.

Claokroom

With pedestal sink, low flush WC, wooden panelling throughout, downlighting, extractor fan and vinyl flooring.

