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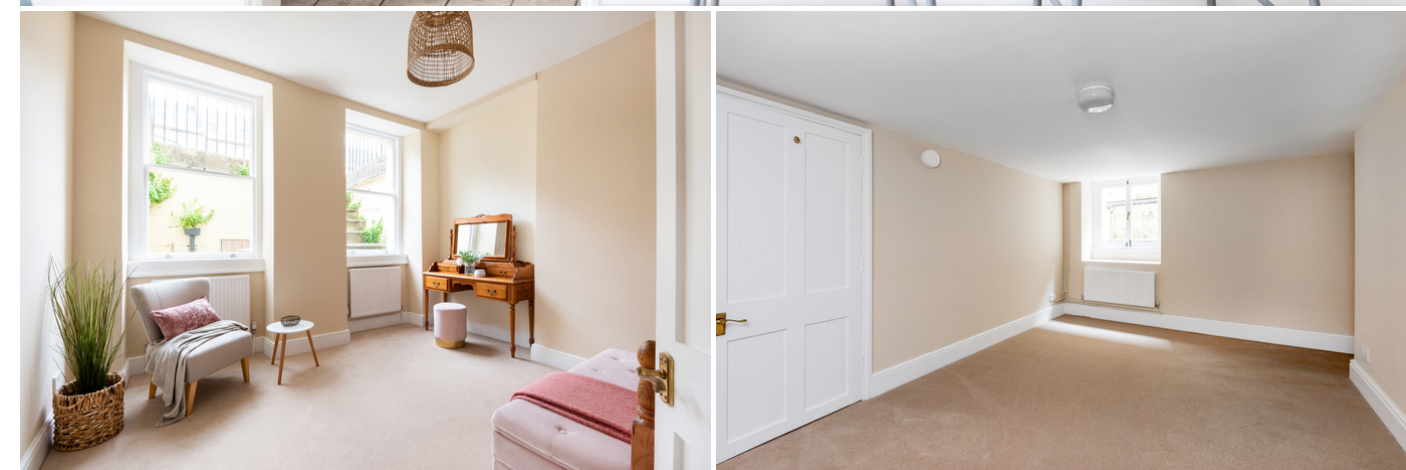
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Residential Sales

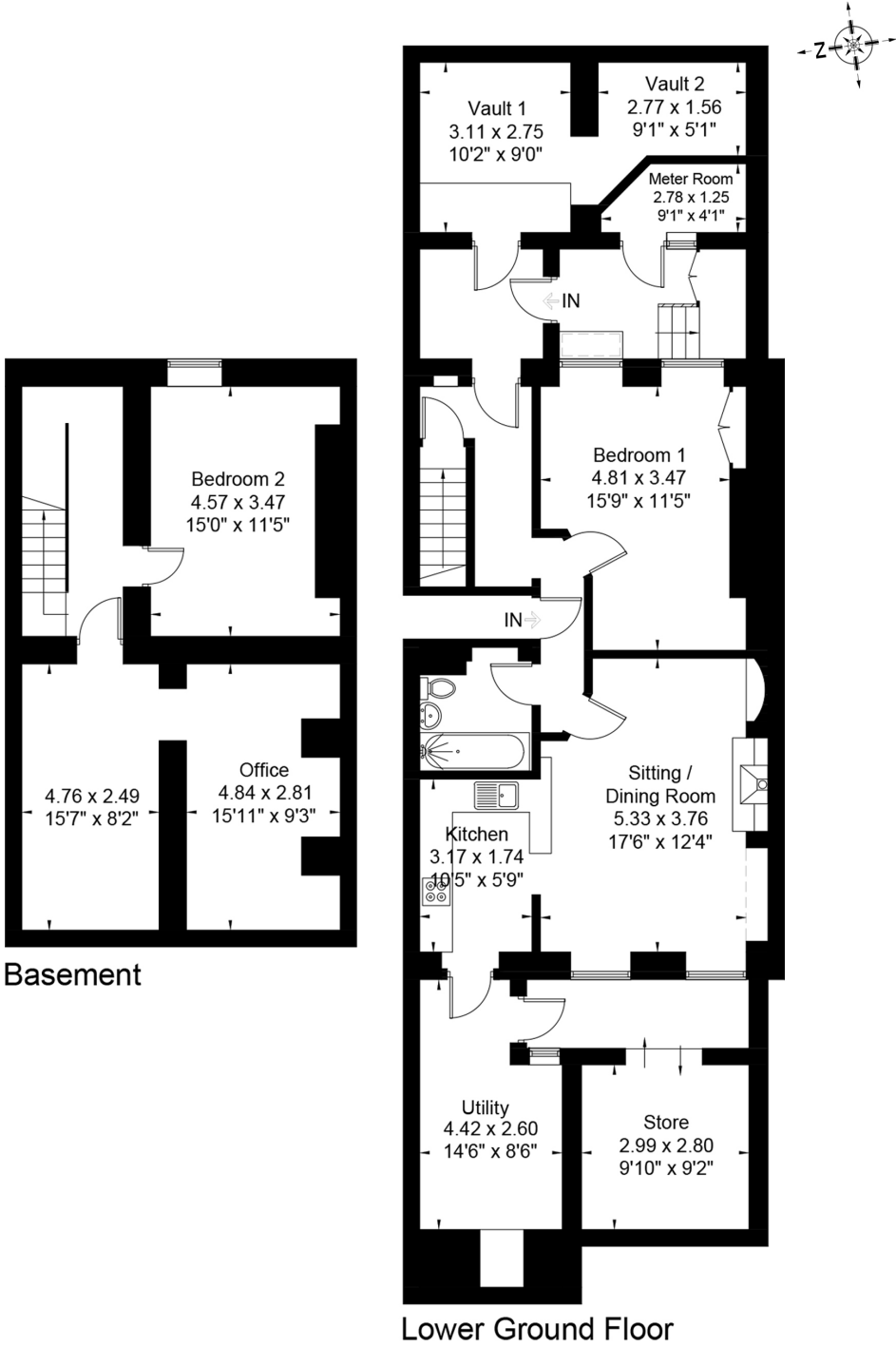


Catharine Place, Bath



Lower Maisonette, 10 Catharine Place, Bath, BA1 2PR

Approximate Gross Internal Area = 155.3 sq m / 1671 sq ft
Vault & Meter Room = 18.4 sq m / 198 sq ft
Total = 173.7 sq m / 1869 sq ft



Lower Ground Floor Maisonette
10 Catharine Place
Bath
BA1 2PR

A spacious 2 bedroom apartment located in one of Bath’s finest residential squares, conveniently placed within striking distance of the city centre.

Tenure: Leasehold

£450,000

Situation

Catharine Place is one of Bath’s finest residential squares and comprises 15 elegant GII listed town houses positioned beautifully to the eastern aspect of the Royal Crescent and tucked away quietly behind Brock Street. The attractive pedestrianised Margarets Buildings links Brock Street and Catharine Place and offers a wonderful array of independent shops, art galleries, cafes and restaurants.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well–respected cultural activities which include a world–famous music and literary festival, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa facilities at the nearby five star Royal Crescent and Priory Hotels and a well–attended local tennis and boules club.

Many good state and independent schools are also on the doorstep which include St Stephen’s and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Full gas central heating
Tenure: Leasehold – 999 years from 1st Jan 1994
Management Company:10 Catharine Place Management Company
Management Charges: £120 per month
Council Tax Band: C

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Description

10 Catharine Place is an elegant Grade II listed Georgian town house, one of 8 which flanks the westerly side of this beautiful residential square. The property has been converted sympathetically into 5 lovely apartments and the basement property enjoys independent gated access with stone steps leading down to a small front courtyard along with access via the communal entrance halls.

There is a generous entrance lobby with access to 2 large unconverted vaults and through to the living accommodation where there is a large double bedroom to the front and a pretty open plan living and dining room to the rear which is linked to the well appointed kitchen. The living area has 3 feature Bath stone surround recesses which house the original range and boiling pot. A door from the kitchen leads through to a vaulted dining space which enjoys access to the rear courtyard where there is a further recessed and sheltered vault. On this level there is also a bath and shower room.

From the entrance hall stairs with fitted carpet lead to the lower floor accommodation where there is further large double bedroom and 2 spacious internal vaulted rooms which could be used as occasional bedroom space or a media room.

Accommodation

Ground Floor

Stone steps lead down externally to the front courtyard.

Lower Ground Floor

Front Courtyard

With communal bin store and communal store housing the meters and utilities.

Entrance Lobby

With ceramic tiled flooring, wall mounted coat hooks, door to 2 vaults and part glazed door through to entrance hall.

Entrance Hall

With fitted carpet, radiator, recessed shelving, wall mounted intercom and trip switches.

Bedroom 1

With fitted carpet, sash window to front aspect, radiator under and built-in wardrobes.

Open Plan Living Room

With fitted carpet, 2 sash windows to rear aspect, radiators under, 3 Bath stone surround recesses housing the period range and boiling pot, wall mounted shelving, uplighters and radiator.

Kitchen Area

With a comprehensive range of floor and wall mounted units, cupboards and drawers, stainless steel inset basin, stainless steel swan neck mixer tap, wooden work surfaces, tiled splashback, integrated washing machine, electric oven and 4 ring hob with glazed splash back, extractor over, integrated fridge, breakfast bar , wall mounted Baxi boiler, radiator, ceiling spotlights, stained glass window through to further vaulted space with exposed stone walls and part glazed door though to rear courtyard.

Rear Courtyard

With further recessed sheltered vault.

Bathroom

With ceramic tiled flooring, panelled bath with fully tiled surround, glazed shower screen with handheld and telephone style attachment, pedestal WC, pedestal basin with tiled splash back, wall mounted mirror, extractor fan, central ceiling spotlight track and ladder effect heated towel rail.

Basement Level

Hallway

With fitted carpet, radiator and large understairs storage area.

Bedroom 2

With fitted carpet, casement window to rear aspect with radiator under and further radiator.

Vaulted Occasional Bedroom/Media Room

With fitted carpet and radiator.

