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Residential Sales



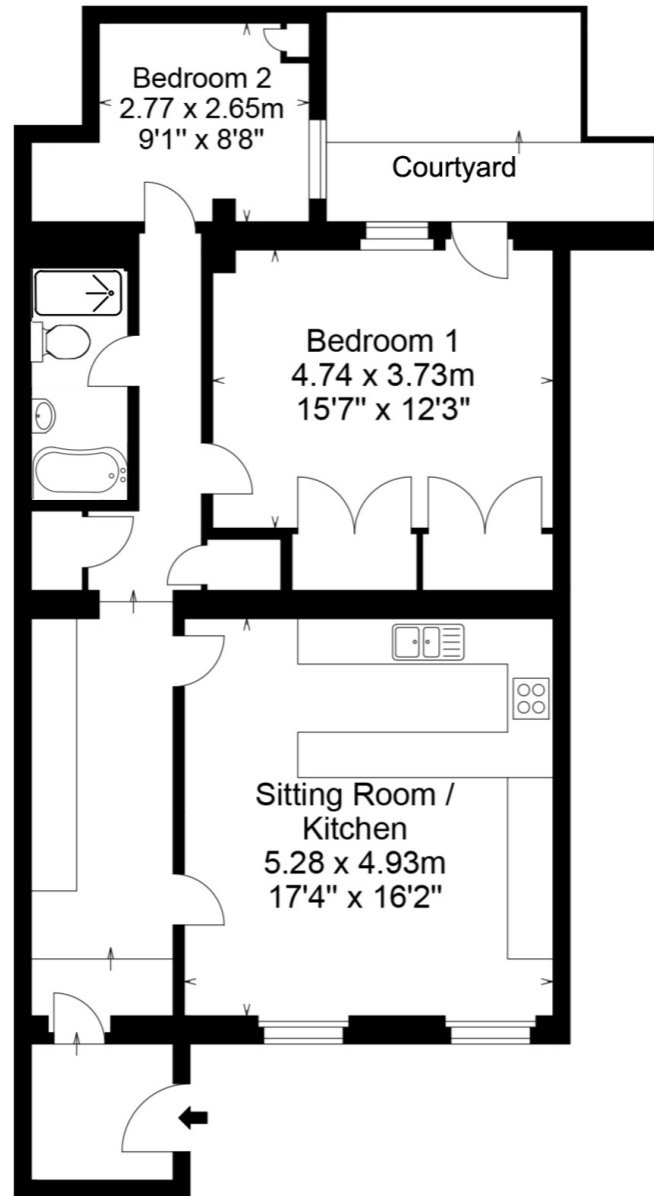
Bennett Street, Bath



Floor Plan



Lower Ground Floor Apartment,
17 Bennett Street,
Bath, BA1 2QL
Approx. Gross Internal Area
928 Sq Ft - 86.21 Sq M



Lower Ground Floor

The Courtyard Apartment 17 Bennett Street Bath BA1 2QL

A particularly light example of a beautifully presented 2 bedroom apartment set in the heart of Georgian Bath with open plan living/kitchen/dining room, well proportioned rooms and private courtyard.

Tenure: Leasehold

Offers in Excess of

£500,000

TOWN &
COUNTRY
MEDIA



Situation

Bennett Street is located in the heart of Georgian Bath, adjacent to the famous Bath Assembly Rooms and leading onto the Kings Circus, Brock Street and Royal Crescent, which from an aerial view forms The Masons Key.

The UNESCO World Heritage City of Bath is on the doorstep and 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 includes a world famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

Forefield Place is perfectly placed for easy access to a triangle of good state and independent schools which include Widcombe Infants School, Prior Park College and The Paragon School on Prior Park Road, along with Monkton Combe and Ralph Allen Schools on Bradford Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is 10 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

Management company: 17 Bennett Street (Bath) Limited

Management Charges: £115 per month

Council Tax Band: C

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Description

17 Bennett Street benefit from it's own private entrance from the front steps leading down to the glazed porch door and through to the hall where there is ample storage along with enough space for a study/office area. The hall accesses all the major rooms along with two further storage cupboards.

The open plan living room/kitchen/dining room is located to the front of the building and enjoys large, near south facing windows letting the light flood in over the bench seating in the dining area and through to the well appointed kitchen.

Both bedrooms are served by a chic bathroom all toward the rear of the apartment and bedroom 1 is generous in size and has large built-in wardrobes and also has a door leading to the pretty courtyard.

The modest courtyard has enough space for a barbecue area along with private seating areas and is set to two levels.

Accommodation

Ground Floor

Steps leading down to the front courtyard with access to vaults.

Lower Ground Floor

Entrance Hall

With limestone flooring, panelled radiator, cupboard housing the gas metre and wooden door through to inner hall.

Inner Hall

With limestone flooring, karndean wood effect flooring, numerous cupboards and shelved storage units, built in workstation, airing cupboard, further storage cupboard, wall mounted thermostat and 2 doors leads into the open plan living room and kitchen.

Open Plan Living/Dining Room

With Karndean flooring, 2 large sash windows to front aspect, built in cupboard and dresser, built in pew seating, inset lighting, double panelled radiator and down lighting.

Kitchen Area

With butcher block worksurface area, 4 ring gas hob, Neff stainless steel extractor over, single electric oven, space and plumbing for washing machine, corner carousel unit, pull out spice rack, built in dishwasher, space for American style fridge/freezer, breakfast bar, part glazed walls, 1½ bowl ceramic sink with mixer tap and drainer.

Bedroom 1

With sash window and door leading out to the courtyard garden, 2 large double built in wardrobes with hanging space and shelving.

Bedroom 2

With sash window to side aspect, radiator, built in desk, cupboard housing Worcester combination boiler, wooden wall panelling and recessed area for chest of drawers.

Bathroom

Comprising 1½ width walk in shower cubicle with glazed door and monsoon shower head, concealed cistern WC, wash hand basin with mixer tap set into vanity unit, low level lighting, half sized bath with mixer tap, towel rail, tiled walls, shaver point with light and extractor fan.

Externally

The rear courtyard is split into 2 levels with flagstones, bistro table and decked steps up to a further seating area with potted plants and overhead lighting.