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Residential Sales



Top Floor Apartment, 1 Canton Place, Bath, BA1 6AA

A well presented two double bedroom top floor apartment with open plan living space and views toward Sham Castle.

Tenure: Leasehold

£250,000

Situation

Canton Place is situated at the Walcot Street end of the London Road within a five-minute level walk of Bath city centre.

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.

Description

This well proportioned top floor apartment offers two double bedrooms, with a central landing space accessing the refitted shower room and an open-plan kitchen living room.

Ground Floor

Wooden front door accessed on the side of the building with communal staircase and stairs rising to second floor.

Second Floor

Landing – Front door to the apartment with steps rising to the inner landing.

Top Floor

Inner Landing – With doors to both bedrooms, open plan living/kitchen, cupboard housing combination boiler, secure phone entry system, high level rear aspect window and access to the loft.

Bedroom 1 – With front aspect double glazed front window, single panelled radiator, recessed shelving and storage, inset cast iron fireplace with wooden mantle and surround.

Bedroom 2 – With rear aspect double glazed Georgian style window, single panel radiator and downlighting.

Shower Room – With wall mounted wash hand basin with mixer tap, lower flush WC with concealed cistern, walk in 1½ width shower cubicle with wall mounted Tritan shower unit, folding glazed shower screen, water heated towel rail, part tiled walls, tiled flooring, down lighting, extractor fan and side aspect double glazed window.

Living Area – With wooden style flooring, rear aspect Georgian style double glazed window, double panelled radiator and wall mounted television socket.

Open Plan Kitchen – With wooden style flooring, range of eye and base level gloss fronted units, butchers block work surface area, single bowl stainless steel sink with mixer tap, 4 ring induction hob with oven below, extractor fan, space and plumbing for dishwasher and washing machine, built in fridge/freezer, part tiled walls and Velux style window.

Key Features

- 2 bedrooms
- Within a 5-minute level walk to Bath city centre
- Excellent investment opportunity
- Open plan kitchen/living room
- Ideal central Location
- No onward chain
- Grade II listed

Floor Plan

Top Floor Flat, 1 Canton Place, Bath, BA1 6AA



Total Area
approx
49.4 sqm
532 sqft

General Information

Services: All mains are connected
 Heating: Gas central heating
 Tenure: Leasehold. 960 years remaining
 Management: HML
 Management Charge: £227pm
 Council Tax Band: A

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