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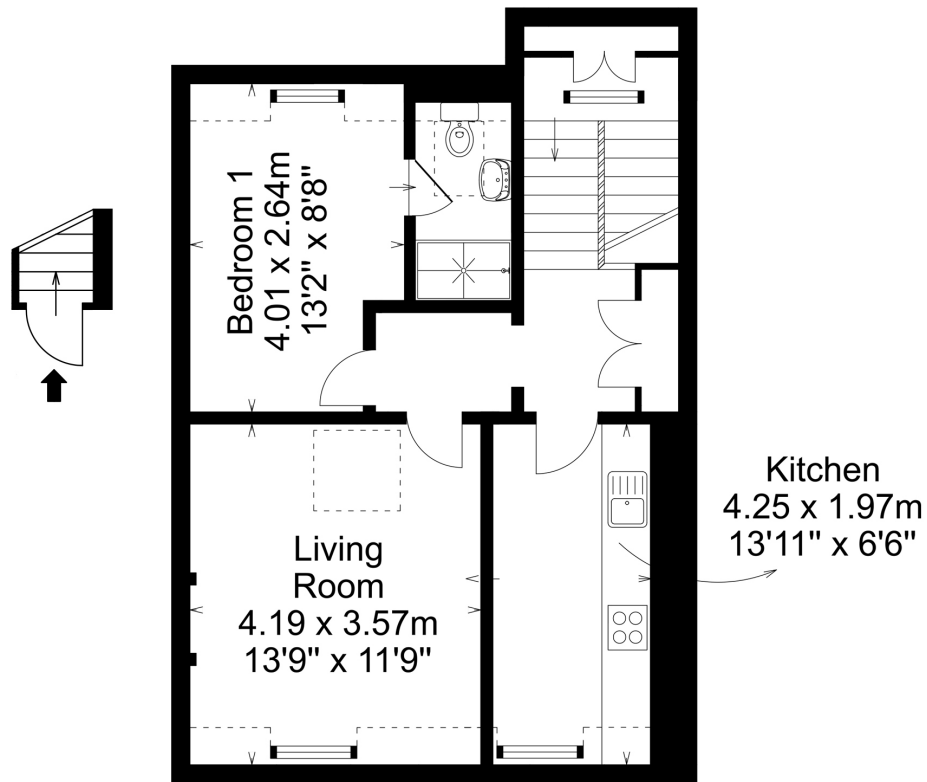
Residential Sales



Brock Street, Bath



Top Floor Flat
31 Brock Street,
Bath, BA1 2LN
Approx. Gross Internal Area
538 Sq Ft - 50 Sq M



Third Floor

31 Brock Street
Bath
BA1 2LN

A fully refurbished 1 bedroom top floor apartment set within a Grade II listed building and located between the renowned Royal Crescent and The Circus of Bath.

Tenure: Leasehold

£375,000

Situation

Number 31 Brock Street is located on the North Side of Brock Street and comprises a fine Grade II listed building situated between the world-renowned Kings Circus and the Royal Crescent.

Close by is the pedestrianised street of Margaret's Buildings providing an assortment of bespoke retailers, restaurants and a delicatessen.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful variety 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: Mains water, electricity and drainage are connected

Heating: Electric heating panelled radiators.

Tenure: Leasehold – residue of a 999 year (commencing 2016)

Management Charges: TBC

Management Company: Recently formed Management Company. Manged by the three residents and owners of the retail unit.

Council Tax Band: C – £1,696.83 per annum (2022/2023)

Inclusions: All fitted carpets and appliances.

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Description

This attractive top floor apartment set within a Grade II listed building has in recent years been fully refurbished with the installation of a high quality fitted kitchen and shower room, electric heating system, fully re-carpeted and redecorated.

The quality kitchen is fully-fitted with appliances to include microwave, integrated fridge/freezer, dishwasher, oven, hob, wine chiller and a built-in breakfast bar with aspect to the front overlooking Brock Street.

The sitting room has the benefit of a full height Apex ceiling with sash windows having aspect to the front and a double glazed Velux window to the rear providing additional light into the room. The double bedroom is of a good size and has a doorway leading into a fully fitted en-suite shower room.

Accommodation

Ground Floor

Communal Reception Hall

With a staircase leading up to the second floor. To the rear of the communal hallway is a door leading to a fire exit and staircase leading down to a small basement area where bins and recycling can be kept.

Second Floor

Private doorway and staircase with mezzanine level, with storage cupboard, leads up to the third floor.

Third Floor

Reception Hall

With entry phone system, large cupboard housing lagged water tank and space for washing machine and tumble dryer.

Kitchen/Breakfast Room

Well fitted kitchen with a range of floor and wall mounted units, granite worktops, breakfast bar and fold-down breakfast table. Integrated appliances include Bosch induction hob, Zanussi extractor hood over, microwave and oven, dishwasher, fridge/freezer and wine cooler. Down lighting and access into roof storage, tongue and groove panelling to dado level.

Living Room

A light and airy room with partially raised ceiling with double glazed Velux window, sash window overlooking Brock Street, fireplace with inset grate and hearth.

Bedroom

Situated to the rear with sash window, down-lighting and doorway into shower room.

En-suite Shower Room

With fully tiled shower cubicle with glazed screen, wash hand basin, WC, chrome ladder radiator, downlighting and double-glazed Velux window