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Residential Sales

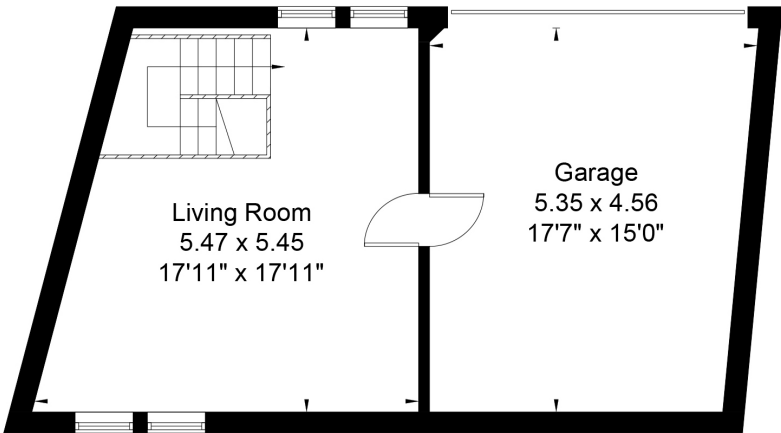


Widcombe, Bath

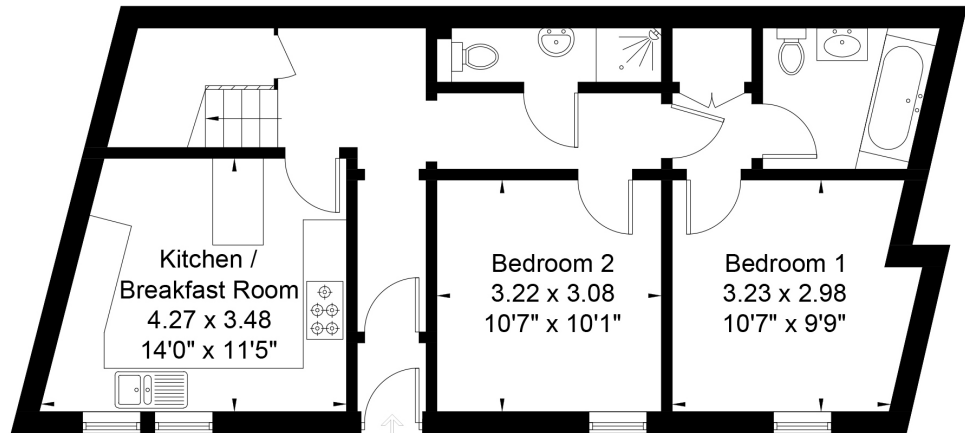


Flat X, Bartletts Court Widcombe, Bath BA2 4JT

Approximate Gross Internal Area (inc. Garage) = 109.8 sq m / 1182 sq ft



First Floor



Ground Floor

Bartletts Court
Flat X
Widcombe Parade
Bath
BA2 4JT

A rare opportunity to purchase a generous ground floor and upper ground floor maisonette boasting two double bedrooms ensuite and separate shower room and most unusually a double garage.

Tenure: Leasehold

£550,000



Situation

Situated in the highly sought-after area of Widcombe, this delightful maisonette offers the perfect blend of city convenience and peaceful living. Step through a private gated entrance off Widcombe High Street and discover a quiet courtyard setting that feels a world away from the bustle.

Bartletts Court is a highly prized residential building, perfectly positioned on Widcombe Parade which offers a wealth of excellent local amenities and boutique shops. Bath city centre is within easy walking distance and this particularly sought-after residential area is within easy reach of a number of excellent state and independent schools, Bath Spa Railway Station, Bath University, The Kennett and Avon Canal and many beautiful walks across the nearby National Trust Land.

The UNESCO World Heritage City of Bath which incorporates Widcombe village with its heritage buildings 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, The Bath Thermae Spa and Pump Rooms and also Prior Park an historic National Trust Landscape Garden is nearby.

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 Bath Spa, The Priory, The Royal Crescent, Combe Grove Manor Hotels and The large council Recreation Ground and Sport Facility with swimming pool is within walking distance.

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 mains services
Heating: Full gas fired central heating
Tenure: Leasehold from 25/03/1985
Management Company: Bath Leasehold Management Ltd
Management Charges: £182 per month
Council Tax Band: E

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Description

Accessed on the ground floor from the central communal courtyard, the hallway leads to the two ground floor double bedrooms, one of which with an ensuite bathroom, the separate shower room and the generous and well-presented kitchen dining room.

The flat boasts an inviting and well-maintained living space, thoughtfully renovated and kept to a high standard throughout. Designed in maisonette style, the property benefits from no noise from neighbouring flats and features an appealing split-level layout for added privacy and comfort.

A standout feature of this home is the double garage — a rare and highly sought-after asset in Bath’s city centre — providing secure parking or excellent additional storage.

Whether you’re seeking a stylish home close to all amenities or a smart investment in one of Bath’s most desirable areas, this Widcombe gem is sure to impress.

Accommodation

Ground Floor

Gate from main parade leads into the communal courtyard with central well and steps through to a second courtyard with door into the communal areas and front door to apartment.

Hallway

With antique style radiator, stairs rising up to the sitting room, understairs storage cupboard, door through to kitchen/diner, shower room and bedroom 1.

Bedroom 1

With mirrored fronted double wardrobe, front aspect Georgian style sash window, radiator and obscured glazed door through to the en-suite bathroom.

En-Suite Bathroom

Which comprises low flush WC, freestanding wash hand basin with mixer tap set onto a plinth with vanity cupboard below, bath with towel storage, water heated towel rail, downlighting, extractor fan, marble tiles and marble plinth.

Bedroom 2

With front aspect double glazed Georgian style window, radiator and built-in wardrobe.

Wet Room

With walk-in shower area, thermostatic shower, telephone shower attachment and monsoon shower head, extractor fan, tiled walls, tiled floor, water heated towel rail, low flush WC with concealed cistern, wall mounted stone basin with mixer tap and downlighting.

Kitchen

Comprising matching range of eye and base level gloss front units with black granite worksurface, 5 ring Smeg burning hob, AEG extractor fan, glass splashback, matching granite upstand, 1½ ceramic sink with mixer tap and drainer, built-in dishwasher, high level Stoves double oven, radiator, concealed washing machine, combination boiler, limestone tiled flooring, downlighting and breakfast bar/dining area for 4 people.

Stairs rise with oak balustrade to the sitting room.

First Floor

Sitting Room

With solid oak floor, dual aspect to front and rear with double glazed Georgian sash windows, central downlight, concealed radiator, wall lights and insulated secondary door through to the garage.

Externally

Garage

With double up and over door which is electrically operated, high level cupboards, worksurface areas, space and plumbing for tumble dryer and track downlighting.

