



Park Street Bath BA1

£2,995 Per Month - Available 17/08/2018

HAMPTONS
INTERNATIONAL

Beyond your expectations

A highly unique three storey Town house with garage

Garage | Garden | Off Street parking | Unique layout | Ample living space | Bi fold doors | Balcony.

Description

A highly unique, individual and interesting three storey Town house with Georgian façade. Conveniently situated in a highly desirable cul de sac location of Park Street with in close proximity to the City Centre. This fantastic property complements the Georgian façade with its highly contemporary internal design and layout. The ground floor offers living space with fabulous balcony overlooking the city, 2nd reception/bedroom or study, Shower room, cloak and access to garage/workshop, Top floor you will find 4 further bedrooms, one of which is the master and benefits from an en suite and lovely city views, the family bathroom is also located on the top floor and includes a bath and separate shower suite. The lower ground floor offers a real wow factor with an excellent entertaining/family

living space. The Kitchen is quality open plan and leads seamlessly into the reception/diner which offers bi fold doors which lead directly onto the Garden. You will also find a reception/snug or study room, utility, further shower room and access to the front court yard.

Situation

Park Street is located within close proximity of local independent shops in St James's Square including newsagents, chemist, Post Office, delicatessen, greengrocers and a Public House. The World Heritage City of Bath offers a vast array of must see attractions from cultural interest to sporting, leisure and shopping.

Furnishing

Unfurnished



104027 (14)



104027 (3)

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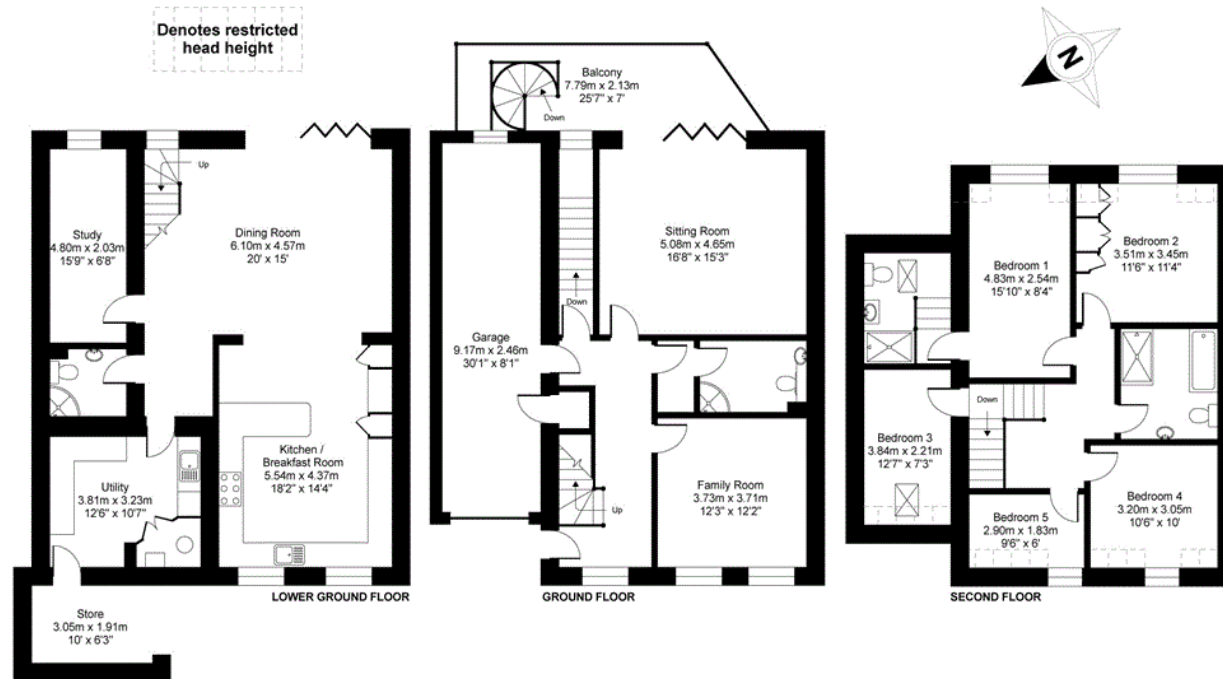
33 Gay Street

Bath BA1 2NT

Tel: 01225 445 646 - bathlettings@hamptons-int.com

www.hamptons.co.uk

Floorplan



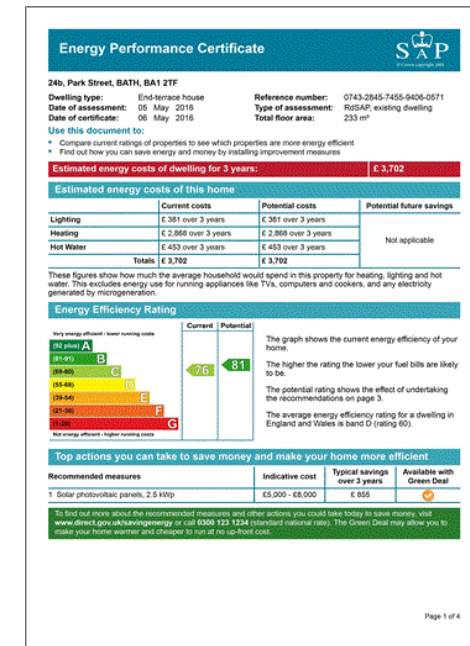
Park Street, Bath, BA1

APPROX. GROSS INTERNAL FLOOR AREA 2742 SQ FT 264 SQ METRES (EXCLUDES STORE / RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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