



Upper Church Street, Bath
BA1

HAMPTONS
INTERNATIONAL

Beyond your expectations

A well presented Grade II Listed two bedroom apartment.*

2 Bedrooms | 2 Bathrooms | Grade II Listed | Individually Designed | High Ceilings | Share Of Freehold

Hamptons International
32 Gay Street, Bath, BA1 2NT
Sales. 01225 312244
bath@hamptons-int.com

www.hamptons.co.uk

Guide Price £695,000 Share of Freehold

Description

This is a rare opportunity to purchase a unique and bespoke apartment set within a splendid Grade II* Listed Georgian residence.

The communal entrance hall is spacious and inviting, with staircase to upper floors. Upon entering the apartment there is a welcoming hall with access to the magnificent drawing room featuring neutral decoration, high ceiling, three sash windows and fitted shelving. Also off the hall is a modernised shower room and a stunning master bedroom suite featuring fitted wardrobes, three sash windows, high ceilings and a very well presented modern bathroom. A fantastic second bedroom, which is currently used as a dining room features timber panelling, a modern gas fireplace, two sash windows, high ceilings and fitted shelving. The bespoke kitchen has all the usual fixtures and fittings including a fabulous black gas Aga, granite work surfaces and space to have a breakfast table and chairs. To the lower ground floor outside area is a small storage compartment demised to the apartment.

Location

Upper Church Street is sandwiched between The Circus and the Royal Crescent and runs north from Brock Street. The Approach Golf Course is also moments away. Bath city centre is within walking distance, as are the wonderful boutiques and restaurants of the highly attractive pedestrianised street, Margaret's Buildings and the local amenities of St James's Square.

Additional Information

Services: Mains connected gas, electricity, water and drainage.

Council Tax Band E.

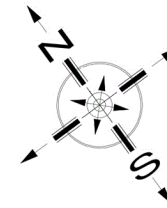
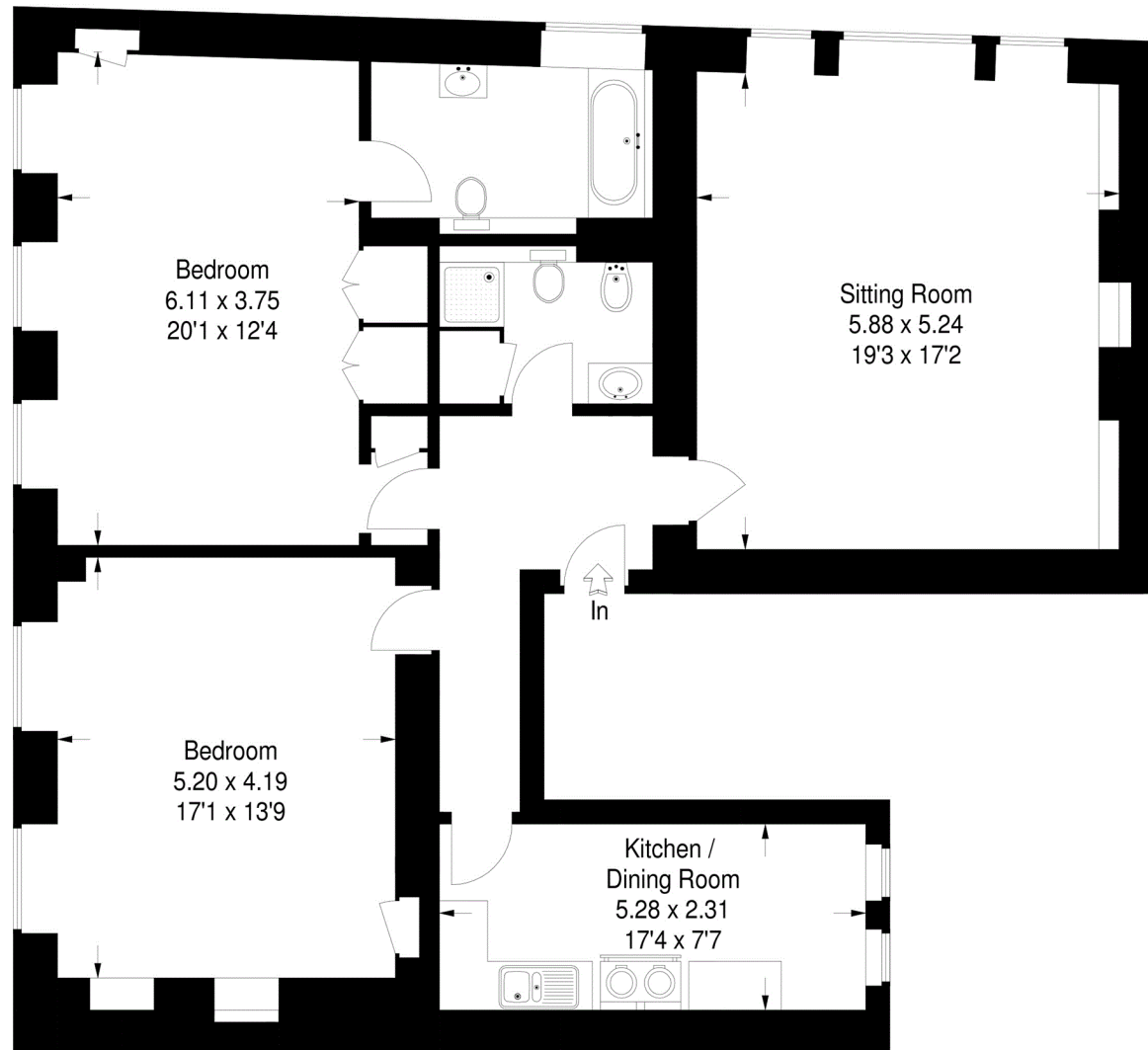
Term of Lease: 999 years from 01.01.1986. Service Charge £1360pa. Ground Rent £1pa.

Fixtures and fittings by separate negotiation.



Upper Church Street, Bath

Approximate Gross Internal Area :-
126 sq m / 1356 sq ft



Second Floor

FLOORPLANZ © 2011
0845 6344080 Ref 88599

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are
approximate.
Whilst every care is taken in the
preparation of this plan, please
check all dimensions, shapes &
compass bearings before making
any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

