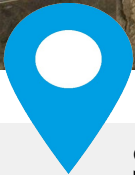




THE APARTMENT COMPANY®
20TH ANNIVERSARY



Sydney Wharf, Bath

- 2 bedroom apartment in prime location off Bathwick Hill
 - Private entrance
- Two double bedrooms & contemporary styled bathroom
 - EV charging point
- Holiday Let Potential; lease allowance for short-term/holiday lets
- Charming Bath stone-built exterior
 - Exclusive courtyard parking
- Stylish open plan living room/kitchen
- Versatile usage, ideal as a first home, pied-à-terre, or a lock-up-and-leave retreat
 - NO ONWARD CHAIN





THE APARTMENT COMPANY®
20TH ANNIVERSARY

Offers In Excess Of £375,000





THE APARTMENT COMPANY®

20TH ANNIVERSARY

Tucked away on a quiet residential road in the prestigious Bathwick Hill area, this beautifully presented apartment offers a rare blend of tranquillity and convenience, just moments from the heart of Bath. Built in elegant local Bath stone, the property benefits from its own private entrance and a charming courtyard with off-street parking—complete with an electric vehicle charging point.

Accessed via a private staircase, the apartment opens into a light-filled, open-plan living space finished in soft, muted tones. The living area flows into a fully equipped modern kitchen, creating a calm and cohesive environment ideal for relaxing or entertaining. Two spacious double bedrooms and a contemporary bathroom complete the accommodation.

The location is truly exceptional. Just steps away is the picturesque Kennet & Avon Canal towpath, offering scenic walks through Sydney Gardens—home to the renowned Holburne Museum and its popular café. A short stroll takes you down the iconic Great Pulteney Street and straight into the heart of the Georgian city, with its shops, restaurants, cultural landmarks, and spa heritage.

Perfect as a first home, a lock-up-and-leave retreat, or a pied-à-terre, the property also benefits from a lease that permits holiday lets—making it a versatile choice with income potential in one of Bath's most desirable neighbourhoods



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Sitting room/kitchen

15'4" x 22'3"

Dual aspect L-shaped living room with attractive fireplace. Fully equipped kitchen with Bosh electric oven, ceramic hob and extractor fan, stainless steel sink and mixer tap, fridge, microwave and plumbed for washing machine.

Bedroom 1

27'2" x 39'4"

Currently used as a study room with sofa-bed.

Window to rear.

Bedroom 2

8'9" x 10'4"

Window to rear.

Bathroom

Contemporary white suite with WC, basin and bath with shower over and glass screen.

Courtyard/ parking

With storage box for bins and recycling.

EV charger.

Key features

Tenure - Leasehold

999 year lease, commenced 1995

Freeholders - Greenhalgh Landscape Architecture

No management fee or ground rent

40% contribution to buildings insurance and building repairs

EPC rating E

Council tax: Bath and North East Somerset, Band B

Holiday lets allowed

All mains utilities

Heating gas – Worcester boiler installed 2024



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Sydney Wharf, Bath



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	