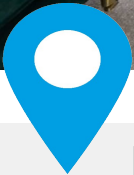




THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Paragon, Bath

- Operating as a Luxury Holiday Let
- Open Plan Reception and Kitchen
- Four Well proportioned Bedrooms
- Carrara Royal Marble throughout Bathroom
- Close to Hedgemoad Park & Walcot
- Extensively refurbished to an exceptional standard
- Carrara Royale & Carrara Marble throughout kitchen with Quartz worktop
- Configured over two floors
- Stunning Decor throughout
- Beautiful Views across Bath





THE APARTMENT COMPANY®  
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£650,000





## THE APARTMENT COMPANY®

20TH ANNIVERSARY

PRICE RANGE £650,000 - £700,000

Welcome to this exquisite Georgian apartment located in the heart of Paragon, Bath minutes from the Artisan area of Walcot. The property features a classic Georgian design, adding character and charm to the apartment. The original Georgian house was home to Sarah Siddons a renown Welsh actress, from 1777 to 1782.

Situated opposite the picturesque Hedgemoor Park, this apartment spans 1,065 sq ft and is configured across two floors, providing a sense of grandeur and elegance. The property has been extensively refurbished to an exceptional standard, blending modern amenities with the classic charm of Georgian architecture.

This stunning property boasts an open plan reception and combined kitchen space, the kitchen has incorporated Carrara Royale and Carrara Marble with Quartz worktop, four well proportioned double bedrooms, and luxurious bathroom incorporating Carrara Royale throughout, offering ample space for comfortable living and entertaining.

Whether you're looking for a spacious family home or a stylish city retreat, this apartment offers the perfect blend of historical character and contemporary luxury.

This apartment offers not only a beautiful living space but also the convenience of being close to all the amenities this historic city has to offer. From boutique shops to quaint cafes and stunning architecture, Paragon is the perfect location for those who appreciate having the buzz of city life.

Don't miss out on the opportunity to own a piece of Georgian elegance in the heart of Bath. Book a viewing today and envision yourself living in this delightful apartment in Paragon.

Leasehold 125 years (Option to extend to 999 years)

Currently purchase of Freehold is underway

Self Management Company Siddons House Ltd with Holiday Lets Permitted

Annual Service charge To Be confirmed

Ground rent £0 (TBC)

Council Tax Band B

EPC Rating C (76)



# THE APARTMENT COMPANY®

20TH ANNIVERSARY



## ENTRANCE HALL

Stairs leading to second floor  
Sash window to front elevation  
Radiator  
Entry phone  
Nest thermostat  
Under stair storage cupboard

## SITTING ROOM

15'5" x 19'5"



Radiator  
Feature fireplace  
Recessed cupboards and shelving either side of chimney breast with wood tops  
Three windows to rear elevation

## KITCHEN



The kitchen comprises a range of wall and base units with marble worktops  
Stainless steel sink with drainer and mixer tap  
Two ovens  
Integrated fridge and freezer  
Integrated full capacity dishwasher  
Integrated washing machine  
Island with breakfast bar  
Cupboard housing gas Combi boiler  
Kitchen island with breakfast bar  
Five ring gas hob  
Wine fridge

## BEDROOM ONE

15'7" x 12'3"



Two sash windows to front elevation  
Radiator

## UPSTAIRS HALLWAY



Access to loft  
Large storage cupboard  
Entry phone  
Skylight

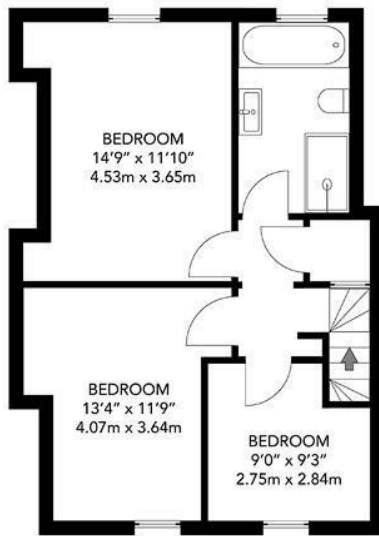


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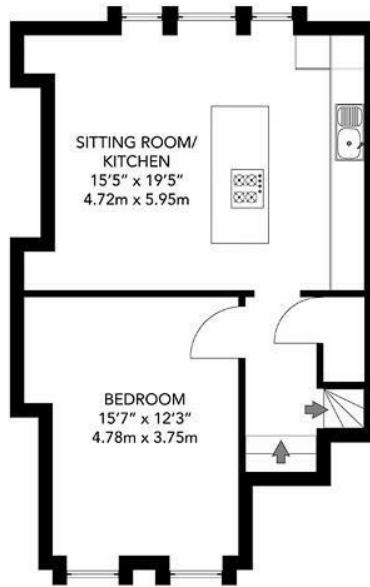
Paragon, Bath

The Paragon, Bath, BA1 5LY  
Total Area: 1065 sq.ft. (98.9 sq.m.)

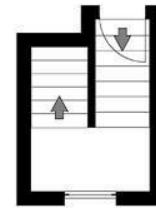
THIRD FLOOR



SECOND FLOOR



THE APARTMENT COMPANY®  
The Apartment Specialists



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Focus Property Marketing 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	