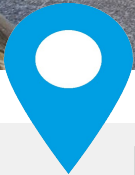




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## Park street, Bath

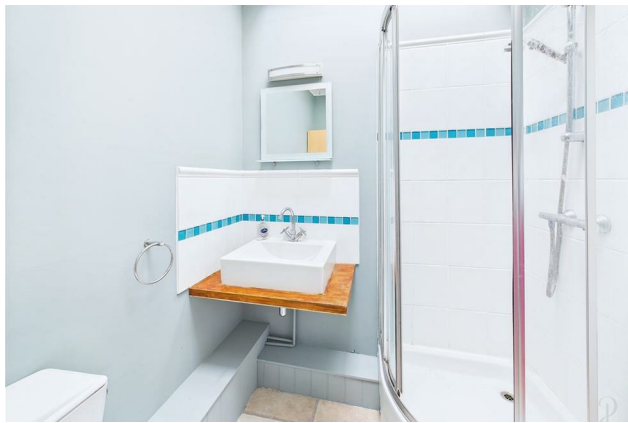
- £375,000
- Three Bedrooms
- Bay window arrangement in Living room
- Gas Central Heating
- Spacious over 1100 sq ft
- Delightful Top Floor Apartment
- Two Bathrooms
- Beautiful Views
- Viewing Highly Recommended
- EPC Rating C





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Offers In The Region Of £375,000





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### Spacious 3-Bedroom Top Floor Apartment in Elegant Georgian Townhouse – Park Street, Bath

Situated on the desirable Park Street, just a short stroll from St James's Square and Victoria Park, this beautifully presented top-floor apartment occupies the upper level of a converted Georgian townhouse. Boasting generous proportions and plenty of natural light, the property combines period charm with modern convenience.

The apartment offers three well-sized bedrooms, two bathrooms, and a spacious living area featuring characterful details such as sash windows and high ceilings. Gas central heating ensures comfort year-round, and residents benefit from permit parking.

This delightful home is ideally located for easy access to the city centre, local shops, and green spaces, making it perfect for professionals, families, or those seeking a stylish Bath residence with classic Georgian appeal.

Tenure Leasehold 999 years remaining 964

Management Company To Be confirmed

Management service charge £2000

BANES Council Tax Band D

EPC rating C



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**HALLWAY**

26'7" x 3'1"

Spacious Hallway serving access to all rooms

**LIVING ROOM**

15'5" x 15'9"

Light and airy with bay window to front elevation with beautiful views

**KITCHEN**

10'11" x 11'6"

Range of Built in units

**BEDROOM ONE**

11'9" x 12'0"

Built in cupboard

**BEDROOM TWO**

10'5" x 8'0"

**BEDROOM THREE**

9'8" x 8'0"

Built in cupboard

**EN SUITE**

8'6" x 5'8"

With shower

**BATHROOM**

6'7" x 5'9"

Shower over bath

**LANDING**



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Park street, Bath



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	