THE APARTMENT COMPANY®

20TH ANNIVERSARY

South Parade, Bath

- Top floor apartment in a Grade II Listed Georgian Townhouse
- Light and spacious open plan kitchen/sitting room
- Fully fitted kitchen area with breakfast bar
- Bathroom with white suite
- EPC rating D (65)
- Wonderful location in heart of the Roman City
- Stunning far-reaching views over the River Avon and beyond
- Two Double Bedrooms to front Elevation
- Residents' parking permit
- Council Tax Band C

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Guide Price £350,000

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Nestled on the top floor of a Grade II Listed townhouse, this delightful two-bedroom apartment offers a blend of period character and modern convenience. Situated in a prestigious location at the heart of the Georgian city, it boasts magnificent views over the River Avon, Parade Gardens, and the scenic hills beyond.

The spacious open-plan kitchen and living area is bathed in natural light, thanks to the Georgian sash windows, which are enhanced with secondary glazing for improved energy efficiency. With two well-proportioned bedrooms and a contemporary bathroom, this apartment perfectly combines the charm of its period setting with modern living.

An ideal home for those seeking a unique and elegant living space in one of the most sought-after areas of the city.

Tenure: Leasehold 999 years from 1975, with 949 years remaining
Management Company: West Of England
Annual Service Charge: £2172.24
Ground Rent £ 15 per annum
EPC rating D (65)
Council Tax Band C

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Hallway
Fusebox and smoke alarm
Coat hooks
Electric radiator with thermostat
Utility space with washing machine and shelving above.

Open plan kitchen/sitting room
20'3" x 16'5"

Three recently restored Georgian south east facing sash windows (with secondary glazing) allowing light to flood in.) Period features with stripped pine flooring throughout. Fitted kitchen at one end with range of cupboards, electric ceramic hob and Indesit oven. Space for fridge and freezer or dishwasher. Island breakfast bar. Access to roof storage area.

Bedroom
10'10" x 10'11"

2 sash windows and exposed stone fireplace. Radiator. wall sconses. Views over cricket ground and St John's Church.

Bedroom
7'6" x 10'9"

Sash window. Attic storage.

Bathroom
4'1" x 8'10"
Bath with shower over and glass shower screen.
Vanity unit.
WC and basin in vanity unit.
Chrome heated towel rail.
Sliding door.

Viewing arrangements
Strictly via the sole agents;

The Apartment Company
4 Queen Street
Bath
BA1 1HE

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