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 Hedgemead 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

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£650,000

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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 Hedgemead 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)

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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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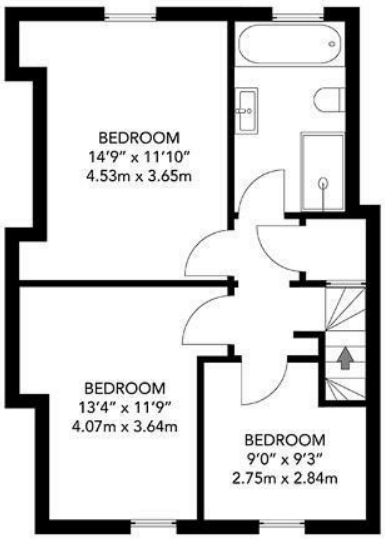
20TH ANNIVERSARY

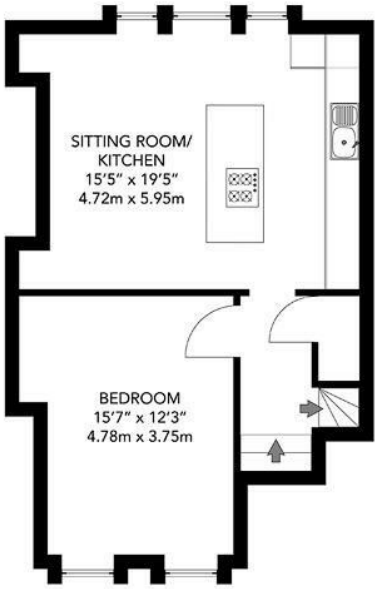
Paragon, Bath

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

THIRD FLOOR



SECOND FLOOR



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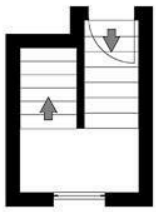
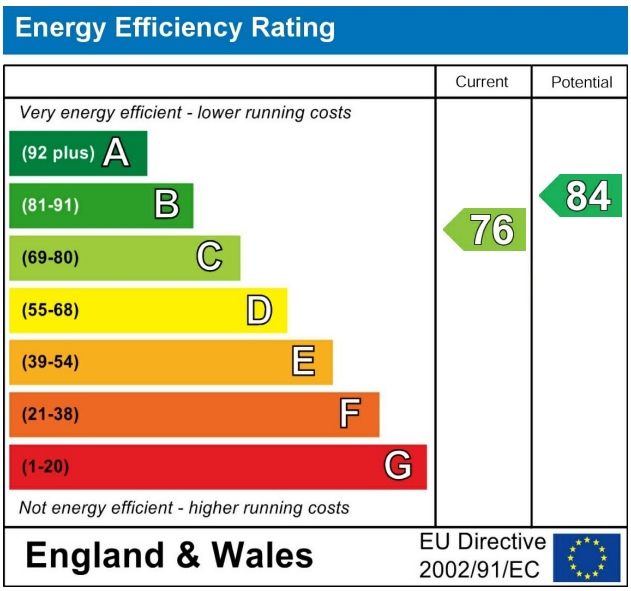
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error,omission or mis-statement. This plan is for illustrative purposes only and should be used 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