THE APARTMENT COMPANY®
20TH ANNIVERSARY

## Park Street, Bath

- Offers In Excess of £285,000
- First Floor Apartment
- New bathroom & modern kitchen
- Desirable Location with permit parking
- Council Tax Band: B
- Georgian Property with period features
- Beautifully presented throughout
- Stunning views
- VIDEO VIEWING AVAILABLE
- EPC Rating C

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## Offers Over £285,000

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Set within an elegant Georgian building, this beautifully presented first-floor apartment boasts an abundance of character and natural light, thanks to its large sash windows and dual-aspect layout.

The spacious interior features a stylish, immaculately maintained kitchen and a refitted modern bathroom, all complemented by tasteful décor throughout. The generous double bedroom offers a peaceful retreat, while the living space enjoys charming views to both the front and rear of the property.

With an EPC rating of C, exceptional for a period Georgian Property, the home benefits from efficient gas central heating with a newly installed boiler in the last 12 months, combining classic period features with contemporary comfort.

Perfectly suited for first-time buyers, professionals, or those looking to downsize without compromising on style or setting.

Be one of the first to view this delightful apartment. VIDEO VIEWING AVAILABLE.

Leasehold with Share of Freehold from 1985 for 999 years
Management Company HML
Service Charge £2642.50 per annum
BANES Council Tax Band: B
EPC Rating C

HALLWAY
Entry phone. Radiator.

SITTING ROOM
17'8" x 14'1"
Two sash windows to front elevation. Original shutters. Feature fireplace with tiled hearth and mantel over. Two wall mounted radiators. Television, telephone and internet points. Cornicing.

KITCHEN
10'10" x 6'11"
Fully fitted kitchen comprising; wall and base cupboards with wooden worktop over. Stainless steel sink with drainer and mixer tap over. Integrated over and four ring gas hob with extractor fan over. Free standing fridge freezer and washing machine. Tiled to splash prone areas. Laminate flooring. Radiator. Sash window to front elevation. Original working shutter. Cast iron window box.

MASTER BEDROOM
15'8" x 12'6"
Sash window to rear elevation. Original working shutters. Feature fireplace. Two built in cupboards, one housing Worcester boiler. Radiator.

BATHROOM
White suite comprising; panelled bath with glass screen and shower head over, low level WC and wash hand basin with dual taps over. Radiator. Wall cabinet. Loft access. Laminate flooring.

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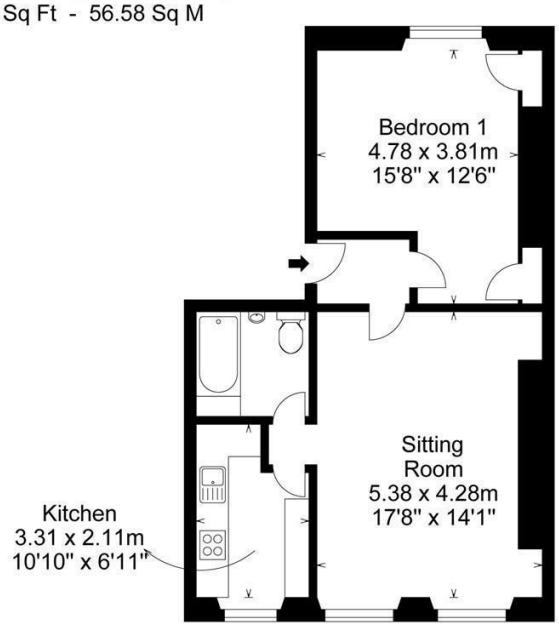
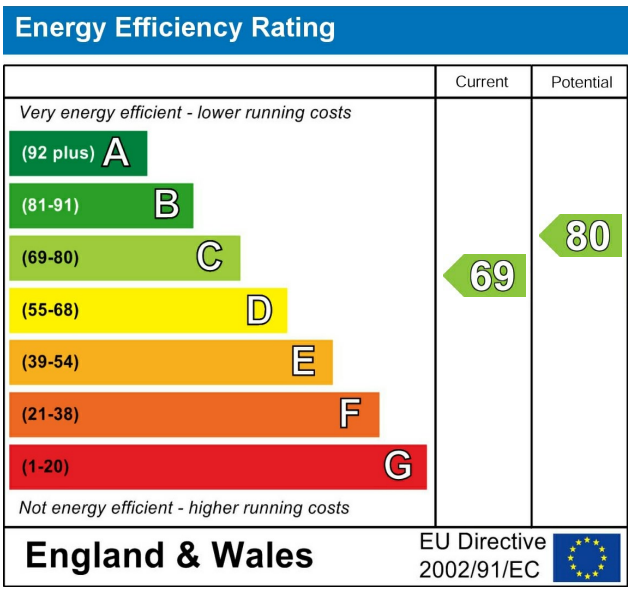
# Park Street, Bath

1st Floor,
25 Park Street,
Bath, BA1 2TF
Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M

TOWN & COUNTRY MEDIA




First Floor

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