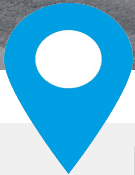




THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Daniel Street, Bath

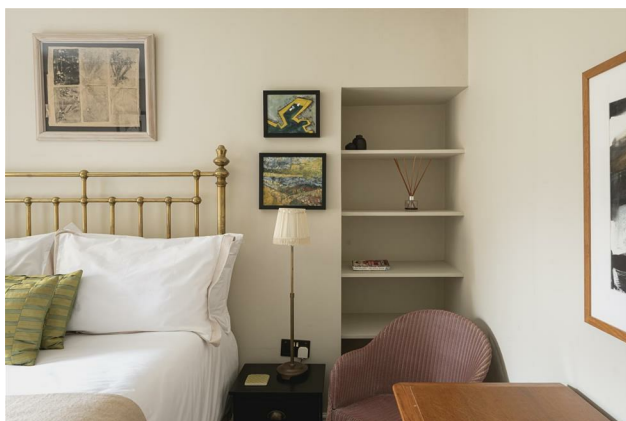
- Beautifully presented two-bedroom garden apartment in a Georgian townhouse in central Bath.
  - Elegant period features
- Spacious 15' sitting/dining room with large sash window
- Private landscaped garden with patio, lawn, and flower beds
- Successful short-term rental/holiday let history, offering excellent investment potential.
- Prime location near Henrietta Park, Great Pulteney Street, and Bath's main attractions
- Stylishly refurbished to combine classic charm with modern comfort and décor.
  - Fully fitted modern kitchen with integrated appliances and wooden worktops.
  - Versatile second bedroom suitable for guests, study, or nursery
- GARAGE AVAILABLE BY SEPARATE NEGOTIATION





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Offers In Excess Of £400,000





## THE APARTMENT COMPANY®

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A beautifully presented two-bedroom garden apartment in a Bath townhouse in the Georgian centre of the city. This elegant apartment offers well-proportioned accommodation and a rare private garden, all within easy reach of Henrietta Park, Great Pulteney Street, and Bath's many renowned attractions. The property has been stylishly refurbished to combine period character with modern comfort, featuring wooden flooring, sash windows, and tasteful décor throughout. The property has been a successful short term rental/holiday let.



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## Description

Upon entering the property, you are greeted by a welcoming entrance hall and a convenient cupboard housing the meters.

From here, you move into a 15' spacious sitting/dining room. A large sash window to the front elevation fills the room with natural light, creating a bright and inviting atmosphere. The space comfortably accommodates both living and dining areas and features wooden flooring and contemporary styled radiators

The kitchen is fully fitted with a range of contemporary-styled units complemented by wooden worktops. It includes a sink with a mixer tap, integrated fridge, dishwasher, washing machine, oven, and a halogen hob with extractor fan above. A cupboard discreetly houses the boiler.

A hallway connects the main rooms and provides access to the private garden. It features a smoke alarm and continues the home's sense of light and space.

The principal bedroom offers a sash window overlooking the rear elevation, a shelved alcove, and wooden flooring, creating a calm and comfortable retreat.

The second bedroom has a double-glazed window to the rear and is ideal as a guest room, study, or nursery.

The bathroom features a modern white suite comprising a walk-in shower with glass screen, a low-level WC, a wash hand basin with dual taps and heated towel rail.

## Outside

The garden offers a pleasant mix of a patio area, perfect for outdoor dining and a lawn bordered by landscaped flower beds, creating a peaceful private retreat.

## Location

Ideally positioned in central Bath, this exceptional apartment is just moments from Henrietta Park, the Holburne Museum, and Great Pulteney Street, with an array of independent shops, restaurants and the popular Pulteney Arms all close at hand. The city's main attractions and transport links are

easily accessible, making this a perfect home or pied-à-terre in one of Bath's most sought-after settings.

## Key features

Tenure: Leasehold with share of freehold

Lease: 999 years from 25 March 1987

Service charge: approx. £960 pa

The exterior of the building was redecorated in 2025.

Ground rent: £25 pa

Council: Bath & North East Somerset, Band C

Garage available by separate negotiation

All mains utilities

Heating: gas boiler

EPC rating C

Residents' permit parking zone 1

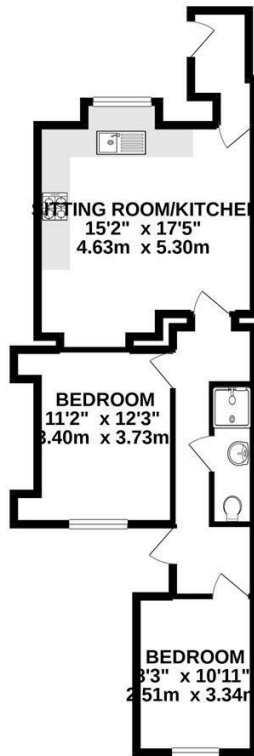
<https://www.bathnes.gov.uk/apply-residents-parking-permit>  
(for residential use)



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Daniel Street, Bath

LOWER GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	