THE APARTMENT COMPANY®
20TH ANNIVERSARY

Sydney Place, Bath

- Georgian first floor apartment
- Views over Sydney Gardens
- Permit parking
- Central location just off Great Pulteney Street
- Council tax Band C
- One double bedroom
- Period features
- No onward chain
- EPC rating E

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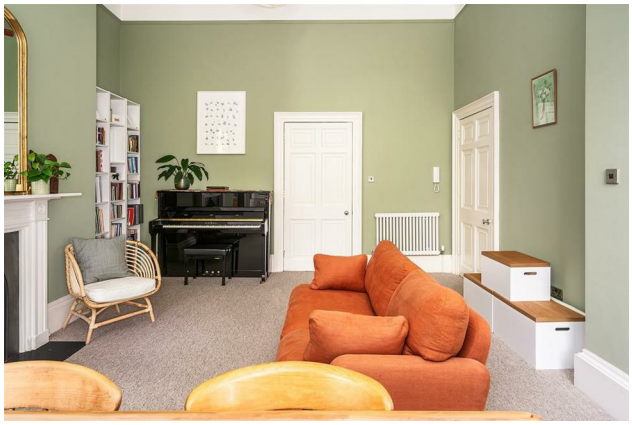
Guide Price £325,000



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This fabulous first-floor one-bedroom Georgian apartment, available with no onward chain, is perfectly positioned just a stone's throw from the city centre. Brimming with character, it showcases elegant high ceilings, sash windows, and working shutters, while offering thoughtfully designed accommodation. The spacious sitting room enjoys beautiful views across Sydney Gardens, complemented by a stylish modern kitchen with integrated appliances. The master bedroom features built-in storage, alongside a contemporary bathroom and a separate utility room. Just a short, level walk brings you to the city's wealth of amenities, historic landmarks, boutique shops, and award-winning restaurants, making this an exceptional opportunity not to be missed.

Key information:

Tenure: Leasehold
Length of lease: c. 200 years remaining
Management Company: Curo
Service charge: Between £2,000 and £4,500 depending on works required. 2024 and 2025 have been at the higher due to cyclical works that have been completed.
Council Tax: Band C
EPC Rating: E

COMMUNAL HALLWAY
Post boxes. Access to private utility room.

HALLWAY
Storage cupboard housing fuse box and gas meter. Smoke alarm. Spotlighting.

SITTING ROOM
19'6" x 15'11"
Space for dining. Two large sash windows to front elevation. Original working shutters. Three wall mounted radiators. Feature fireplace. Cornicing. Television point.

KITCHEN
8'7" x 6'6"
Fully fitted white kitchen comprising; range of white wall and base cupboards with granite worktops over, sink with drainer and mixer tap over, integrated fridge, freezer, dishwasher, oven and four ring hob with extractor fan over. Tiled to splash prone areas. Sash window to front elevation. Original working shutters. Tiled flooring.

MASTER BEDROOM
15'5" x 14"10"
Large sash window to rear elevation. Original working shutters. Feature fireplace. Built in cupboard. Wall mounted radiator. Smoke alarm. Internet and telephone point.

BATHROOM
White suite comprising; bath with glass screen and rainforest shower head, low level WC and wash hand basin with mixer tap over. Wall mounted mirrored vanity cupboard. Glass shelving. Floor to ceiling tiles. Extractor. Heated towel rail. Spotlighting.

UTILITY ROOM
Range of white wall and base cupboards with granite worktops over, sink with integrated drainer and mixer tap over, integrated washing machine. Tiled to splash prone areas.

Cupboard housing boiler. Radiator. Storage cupboard. Sash window with half frosted glass to rear elevation.

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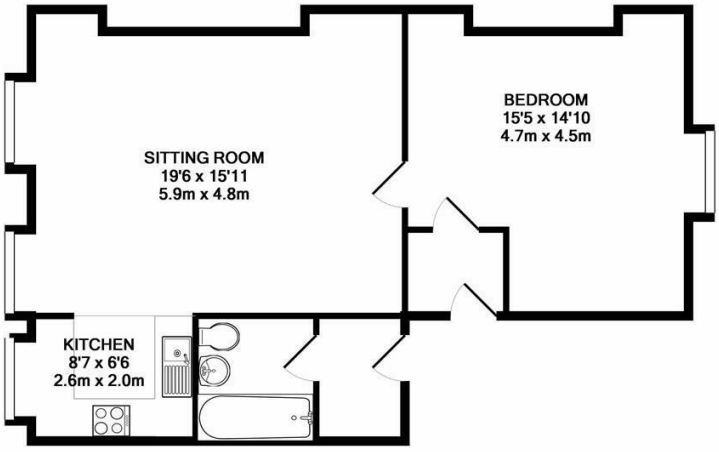
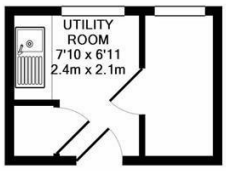
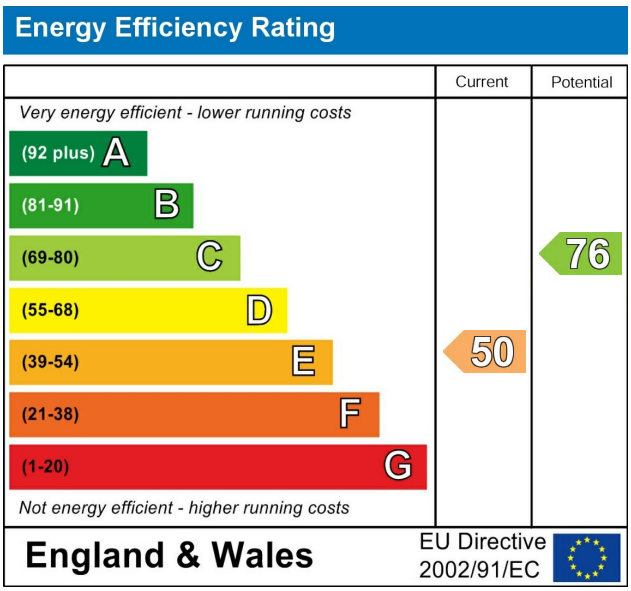


1ST FLOOR



HALF LANDING

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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
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