

SALES

01225 471 144

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01225 303 870

sales@theapartmentcompany.co.uk
lettings@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk



THE APARTMENT COMPANY®



Marlborough Buildings Exceptional property

A truly beautifully presented laterally converted apartment, adjacent to The Royal Crescent, this property offers Georgian living at its very best. Bursting with period features, this apartment offers spacious accommodation comprising: large entrance hall, drawing room with dining area, well equipped fitted kitchen/breakfast room, master bedroom with fitted wardrobes, two additional bedrooms, luxury bathroom and shower room. Benefitting from fabulous views at the front and rear of the property, this apartment is not one to miss and early viewing is recommended to avoid disappointment.

£575,000 to £630,000

Fabulous views over the allotments

Georgian | Grade II Listed | Three double bedrooms | Two luxury bathrooms | Prime location | Close to Royal Victoria Park | Fabulous views | Approx. 1195 Sq. Ft. |

ENTRANCE HALL

Entry phone system. Radiator. Utility cupboard housing washer-drier and hot water tank and shelving.

DRAWING ROOM

20' 8" x 13' 3" (6.3m x 4.04m)

Two sash windows with original working shutters to the rear elevation. Feature fireplace. Wall mounted radiator. Television point. Space for dining. Cornicing.

KITCHEN/BREAKFAST ROOM

12' 4" x 7' 7" (3.76m x 2.31m)

Modern contemporary kitchen comprising: range of wall and base cupboards with black granite worktops over with granite up stands, stainless steel sink with mixer tap over, integrated dishwasher, fridge, freezer, oven/grill and four ring hob with extractor over. Under cabinet lighting. Sash window to rear elevation. Space for breakfast bar. Tiled flooring. Spotlighting. Cornicing.

MASTER BEDROOM

17' 0" x 12' 0" (5.18m x 3.66m)

Two sash windows with original working shutters to front elevation. Recessed built in cupboard and fitted wardrobe with hanging rail, shelving and cupboards over. Wall mounted radiator.

SECOND BEDROOM

13' 3" x 12' 5" (4.04m x 3.78m)

Two sash windows with original working shutters to the front elevation. Recessed built in cupboard with hanging rail and shelving. Wall mounted radiator.

THIRD BEDROOM

12' 11" x 7' 9" (3.94m x 2.36m)

Sash window to the front elevation. Wall mounted radiator.

BATHROOM

Contemporary bathroom suite fully tiled with shower over panelled bath, wash hand basin with mirror over and low level WC with recessed shelving. Heated towel rail and extractor fan. Downlights.





SHOWER ROOM

Contemporary shower room with fully tiled walls and flooring with large shower cubicle and glazed screen, wash hand basin with mirror over and low level WC. Heated towel rail and extractor fan. Downlights.

ADDITIONAL INFORMATION

Tenure: Share of freehold
Lease Years Remaining: Circa. 999
Management Company: Andrews Property Group
Service Charge: Approx. 1,668.51 per annum
Ground Rent: n/a
Council Tax Band: C
Local Authority: BANES
Parking: permit parking

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE

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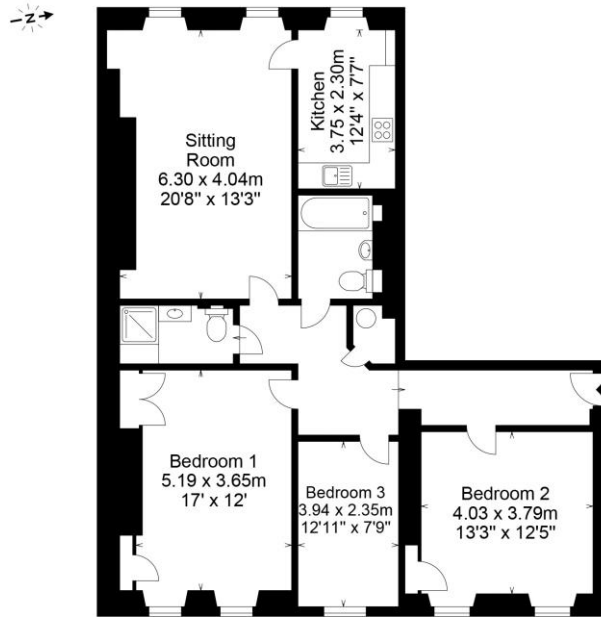
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**THE APARTMENT
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TOWN &
 COUNTRY
 MEDIA

Bath, BA1 2LY
 Approx. Gross Internal Area
 1195 Sq Ft - 111 Sq M



Second Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print www.townandcountrymedia.co.uk © Town & Country Media 2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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