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THE APARTMENT COMPANY®



Abbey Street Perfectly situated

Set within one of Bath's ever-popular Georgian streets and occupying the ground and lower floor of this fabulous Grade II listed townhouse, lies this beautiful three bedroom maisonette.

With Georgian architecture at its finest, this property boasts an array of period features including stunning high ceilings, large sash windows and original fireplaces. The apartment itself has been well cared for, comprising: sitting/dining room, kitchen with breakfast bar, master bedroom with ensuite shower room, two additional double bedrooms, bathroom, cloakroom, private courtyard and two vaults. Being within minutes' walk from The Roman Baths, Thermal Bath Spa and Bath Abbey, this property is one of a kind and early viewing is recommended to avoid disappointment.

£550,000 to £600,000

Luxury living with a Georgian ambience

Georgian | Grade II Listed | Three double bedrooms | Highly sought after | Holiday lets permitted | Private courtyard | Additional vault storage | Approx. 1,623 Sq. Ft. |

GROUND FLOOR HALLWAY

Doors out to private courtyard. Solid oak flooring. Smoke alarm. Spot lighting.

SITTING/DINING ROOM 11' 1" x 18' 4" (3.38m x 5.59m)

Two large sash windows to front elevation with original working shutters. Cast iron fireplace. Two wall mounted radiators. Recess alcove shelving and storage. Television, internet and telephone points. Coving.

KITCHEN/BREAKFAST ROOM 13' 6" x 18' 8" (4.11m x 5.69m)

Bespoke fitted red kitchen comprising: range of wall and base cupboards with white granite worktops over, single stainless steel sink with mixer tap over, integrated fridge, freezer, dishwasher, coffee machine, microwave, oven and six ring gas hob with extractor fan over. Large sash window to rear elevation. Feature fireplace. Storage cupboard. In built radio. Wall mounted radiator. Solid oak flooring. Spot lighting. Coving.



CLOAKROOM

White suite comprising: low level WC and wash hand basin with dual taps and storage below. Wall mounted radiator. Small window to rear elevation. Solid oak flooring. Extractor fan.



LOWER GROUND FLOOR HALLWAY

Under stairs storage cupboards, one with space and plumbing for washing machine. Blue pennants tiles. Spot lighting. Space for tumble dryer. Boiler. Water heater. Underfloor heating.

MASTER BEDROOM 18' 4" x 17' (5.59m x 5.18m)

Door out to front elevation. Two sash windows to front elevation. Blue pennant tiles. Spot lighting. Underfloor heating.



ENSUITE

White suite comprising: large walk in shower with glass screen, low level WC and wash hand basin with mixer tap over with storage below. Frosted door out to vault. Frosted window to front elevation. Tiled to splash prone areas. Heated towel rail. Spot lighting. In built radio. Feature lighting. Wall mounted mirror. Extractor fan. Underfloor heating.



SECOND BEDROOM

11' 2" x 17' 8" (3.4m x 5.38m)

Large sash window to rear elevation overlooking small courtyard area. Flagstone tiles. Built in wardrobe. Under floor heating. Spot lighting.

THIRD BEDROOM

16' 9" x 14' 3" (5.11m x 4.34m)

Door to small courtyard. Panelled window to rear courtyard. Wall mounted radiators. Spot lighting. Wall lighting.

BATHROOM

White suite comprising: large bath with mixer tap over, walk in shower with sliding glass door, low level WC and wash hand basin with mixer tap over. Two wall mounted mirror. Floor to ceiling tiles. Feature lighting. In built radio. Shaver point. Heated towel rail. Spot lighting. Extractor fan. Underfloor heating.

COURTYARD

Tiled flooring. Space for dining. Glass railing. Water tap. Plug sockets. Lighting.

VAULT ONE

Storage space.

VAULT TWO

Tanked. Lighting and electricity. Storage space.

ADDITIONAL INFORMATION

Tenure: Share of freehold

Lease Years Remaining: Circa 999 years

Management Company: 3 Abbey Street Management

Service Charge: Approx. £300 per month

Ground Rent: n/a

Council Tax Band: D

Local Authority: BANFS

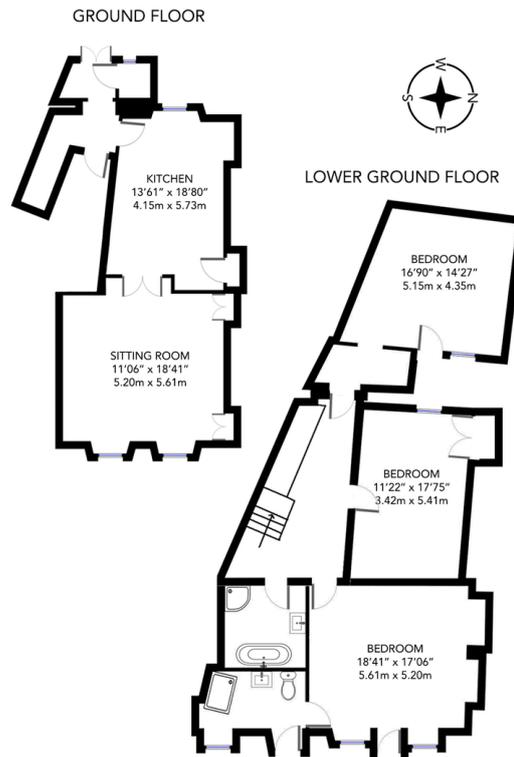


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TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.

THINKING OF SELLING YOUR PROPERTY?

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on 01225 471 144



Abbey Street

Bath, BA1 1NN

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