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## THE APARTMENT COMPANY®



### Portland Place Garden Apartment

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A truly stunning Georgian, three-bedroom garden apartment situated close to the city centre in a sought-after location. The apartment offers beautifully presented accommodation, comprising: large sitting room/dining room, modern kitchen, master bedroom with en suite, two further double bedrooms, shower room, cloakroom and vault area. The apartment boasts an array of Georgian architecture, including fabulous fireplace, sash windows and high ceilings. Externally the apartment has a wonderful private garden and courtyards. This property will generate considerable interest and therefore early viewing is recommended.

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£485,000 to £525,000

# Close to Royal Victoria Park

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Georgian | Grade II Listed | Three double bedrooms | Private garden and courtyards | Fabulous sitting room | Bathroom and shower room | Vault storage - not currently owned but there is ability to acquire | Approx. 1,259 Sq. Ft. |

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## ENTRANCE HALL

Wall mounted radiator. Fire alarm. Tile effect flooring.

## SITTING/DINING ROOM

**22' 1" x 19' 2" (6.73m x 5.84m)**

Three sash windows to front elevation. Three wall mounted radiators. Working gas fireplace. Wooden flooring. Coving. Ceiling rose.

## KITCHEN

**13' 10" x 6' 8" (4.22m x 2.03m)**

Fully fitted grey kitchen comprising: range of base units with wooden worktops over, stainless steel sink with mixer tap and drainer, integrated fridge, dishwasher, oven and four ring electric hob with extractor fan over. Wooden shelving. Wooden flooring. Spotlighting. Larder storage cupboard.



## HALLWAY

Stairs to private garden. Wall mounted radiator. Wooden flooring. Spotlighting. Smoke alarm. Entry phone. Internet point. Alarm system.

## MASTER BEDROOM

**14' 4" x 14' 1" (4.37m x 4.29m)**

Two sash windows to rear elevation. Two wall mounted radiators. Television and telephone points. Coving. Ceiling rose.



## ENSUITE

White suite comprising: free standing bath with mixer tap, large walk-in shower with sliding glass screen, low level WC and wash hand basin with mixer tap and storage below. Three wall mounted mirrors. Heated towel rail. Tiled to splash prone areas. Extractor fan. Shaver points. Tiled shelf. Wall lighting.

## SECOND BEDROOM

**14' 4" x 7' 1" (4.37m x 2.16m)**

Sash window to rear elevation. Wall mounted radiator. Wooden flooring. Coving. Ceiling rose.



## THIRD BEDROOM

**11' 6" x 6' 8" (3.51m x 2.03m)**

Door out to private courtyard. Wall mounted radiator. Spotlighting.

## SHOWER ROOM

White suite comprising: large walk-in shower and wash hand basin with mixer tap. Tiled to splash prone areas. Wall mounted mirrored vanity unit. Heated towel rail. Extractor fan. Spotlighting.



#### CLOAKROOM

White suite comprising: low level WC and wash hand basin with mixer tap. Tiled to splash prone areas. Two large storage cupboards.

#### VAULTS

Freestanding fridge/freezer and washing machine. Space for storage.

#### GARDEN

Space for dining. Lawn area.

#### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Years Remaining: 966 years  
Management Company: Portland Place Bath Management Ltd  
Service Charge: Approx. £1,754  
Ground Rent: n/a  
Council Tax Band: D  
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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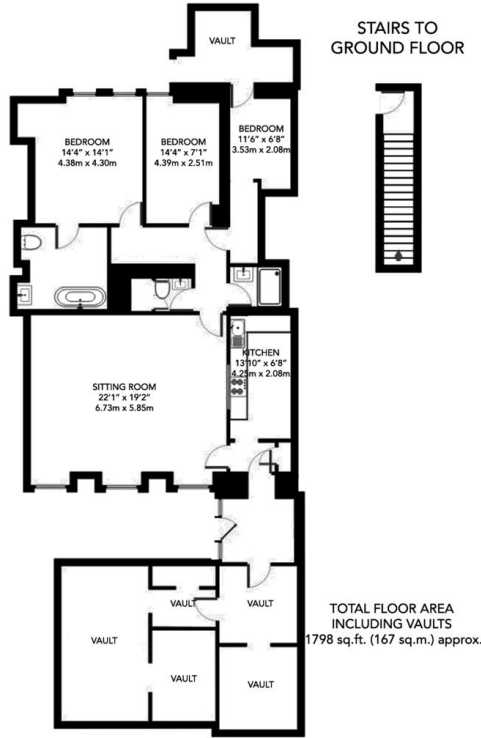
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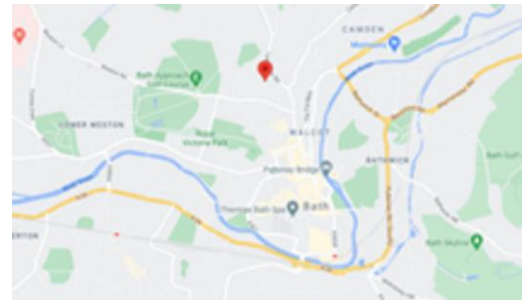
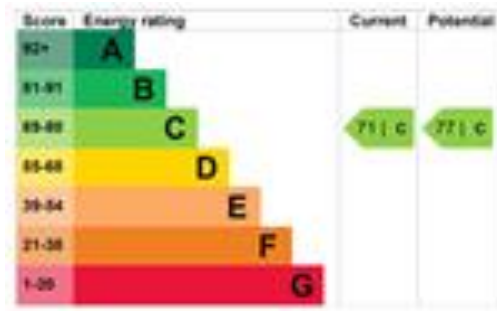
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LOWER GROUND FLOOR



TOTAL FLOOR AREA : 1259 sq.ft. (117 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.



## Portland Place

Bath, BA1 2RU

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