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THE APARTMENT COMPANY®



Russell Street Stylish lower ground floor apartment

We are delighted to present this stylish two-bedroom lower ground floor apartment in the highly sought-after location of Russell Street. Close to the heart of Bath, this property boasts a private courtyard area, separate dining room and private storage vault. This beautiful apartment comprises: fabulous sitting room, contemporary kitchen, dining room with access into private courtyard, two double bedrooms, study and bathroom. To reside in this gorgeous Georgian property, benefitting from a private entrance, this is an opportunity not to miss.

£435,000 to £475,000

Highly sought-after location

Georgian | Lower ground floor apartment | Two spacious double bedrooms | Stylish décor | Private courtyard | Private storage vault | Central location | Approx. 862 Sq. Ft. |

SITTING ROOM

13' 6" x 15' 9" (4.11m x 4.8m)

Original feature fireplace. Built-in alcove shelving. Two large sash windows to rear elevation with working shutters. Internal window and glass panelled double doors into kitchen. Glass panelled door into dining room. Wooden floorboards. Wall mounted radiator.

KITCHEN

7' 3" x 15' 4" (2.21m x 4.67m)

Range of white wall and base units with wooden worktops over. Electric fan oven with four ring induction hob and extractor fan over. Ceramic sink with mixer tap over. Freestanding fridge freezer. Under-counter washer/ dryer and dishwasher. Airing cupboard housing hot water tank with shelving above. Space for small breakfast table. Separate glass panelled doors leading to dining room and sitting room to allow in natural light. Vinyl flooring. Wall mounted radiator.



DINING ROOM

13' 7" x 8' 1" (4.14m x 2.46m)

Glass panelled door to private courtyard. Painted stone walls and ceiling. Terracotta ceramic tile flooring. Wall mounted radiator.



MASTER BEDROOM

9' 8" x 17' 10" (2.95m x 5.44m)

Spacious master bedroom. Large sash window to front elevation with working shutters. Wooden flooring. Wall mounted radiator.



SECOND BEDROOM

8' 8" x 13' 1" (2.64m x 3.99m)

Spacious second bedroom. Large sash window to front elevation. Laminate flooring. Door to study. Wall mounted radiator.

STUDY

5' 4" x 7' 8" (1.63m x 2.34m)

Window to side elevation. Multiple wall mounted plug sockets and telephone points. Wall mounted radiator.

PRIVATE STORAGE VAULT

15' 1" x 9' 3" (4.6m x 2.82m)

Padlockable door to privately owned storage vault accessed via the communal storage vault.



PRIVATE COURTYARD

Accessed via the dining room. Space for seating.
Paved with concrete slabs.

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Years Remaining: 954
Management Company: 14 Russell Street Ltd.
Service Charge: approx. £859 per annum
Ground Rent: N/A
Council Tax Band: C
Local Authority: Bath and North East Somerset



VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE

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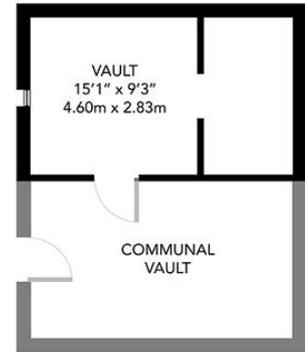
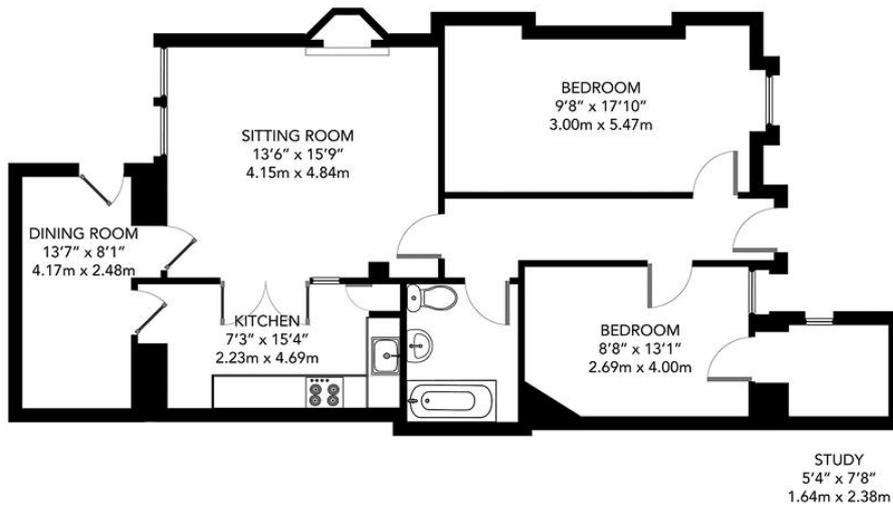
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**THE APARTMENT
 COMPANY®**

Courtyard Apartment, Russell Street, Bath, BA1 2QF
 Main Apartment: 862 sq.ft. (80.1 sq.m.)
 Vault: 141 sq.ft. (13.1 sq.m.)
 Total Area (Not including Vault): 862 sq.ft. (80.1 sq.m.)

LOWER GROUND FLOOR



THE APARTMENT COMPANY®
 The Apartment Specialists

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. Focus Property Marketing 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		

Russell Street

Russell Street, Bath, BA1 2QF

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