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www.theapartmentcompany.co.uk



THE APARTMENT COMPANY®



Edward Street Grand lower ground floor apartment

We are delighted to present this unique and spacious three-bedroom property on the prestigious Edward Street. From the pavement, a steel staircase leads down to the apartment's private courtyard and front door. The apartment comprises; large reception room with open plan kitchen, three good sized bedrooms, en-suite, and family bathroom. Also, benefitting from four fully converted vaults, this property is rife with potential. Properties of this nature are hard to come across so early viewings come highly recommended.

£600,000 to £650,000

Private, bright and spacious

Grade II listed | Georgian | Three spacious bedrooms | Converted vaults | Private front door | Private courtyard | Close to town centre | Approx. 1494 Sq. Ft.

ENTRANCE HALL

Private front door leads into a spacious entrance hall. Door to converted vaults. Step up into

SITTING ROOM

25' 11" x 17' 10" (7.9m x 5.44m)

Three large sash windows to front elevation. Two wall mounted radiators. Wooden flooring. Spotlights. Door to study.

KITCHEN

16' 1" x 7' 10" (4.9m x 2.39m)

Modern fitted kitchen featuring a range of wall and base units with black worktops over and integrated lighting, double oven with five ring gas hob and extractor fan over, 1.5 sink with mixer tap over, integrated dishwasher, washing machine and microwave. Door to courtyard. Wall mounted radiator.

MASTER BEDROOM

16' 2" x 12' 8" (4.93m x 3.86m)

Two sash windows to front elevation. Two shelved alcoves, one with hanging rail. Wall mounted radiator. Cream carpet.

SECOND BEDROOM

12' 0" x 9' 6" (3.66m x 2.9m)

Sash window to rear elevation. Two built in storage cupboards. Wall mounted radiator. Cream carpet. Door to en-suite.

ENSUITE

Window to side elevation. Bath with shower over. Wash hand basin. Low level WC. Vanity cabinet. Tiled walls and floors. Extractor fan.

THIRD BEDROOM

11' 8" x 8' 1" (3.56m x 2.46m)

Sash window to front elevation. Wall mounted radiator. Wooden floor.

BATHROOM

White suite comprising: bath with shower over, low level WC, wash hand basin with storage below and vanity mirror. Vanity cabinet. Wall mounted towel rail. Extractor fan. Tiled floor and splash prone areas.

VAULTS

Four converted vaults. Fully tanked. Laminated wooden flooring. Plug sockets in every vault. Window to rear elevation in vault two.





ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Years Remaining: TBC
Management Company: West of England
Service Charge: Circa £550 per annum
Ground Rent: TBC
Council Tax Band: D
Local Authority: Bath and North East Somerset
Parking: Residents permit

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE



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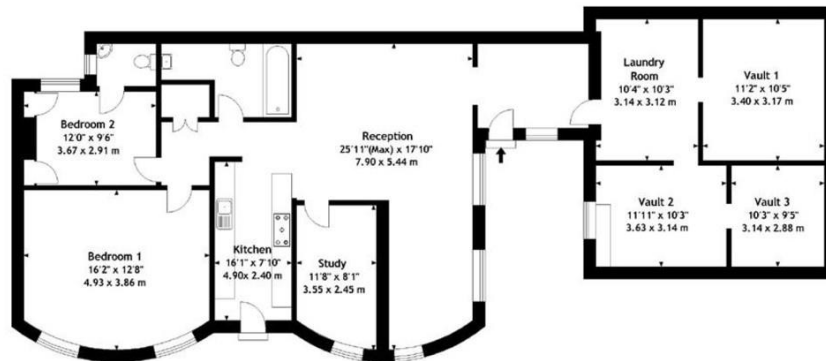
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Courtyard Apartment, 11a Edward Street, Bathwick, Bath BA2 4DU
 Approx. Gross Area 1494.30 Sq.Ft - 138.80 Sq.M



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 COMPANY®



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan produced by Advantage Matters.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Edward Street

Edward Street, Bathwick, Bath, BA2 4DU

We take every care in preparing our sales details, they are produced in good faith but do not form any part of any contract. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc.; you must satisfy yourself that they operate correctly. Room sizes are approximate; they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, and you must take the advice of your legal representative. The photographs are reproduced for general information only and do not imply that any item is included for sale with the property. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating some distance to view the property.



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