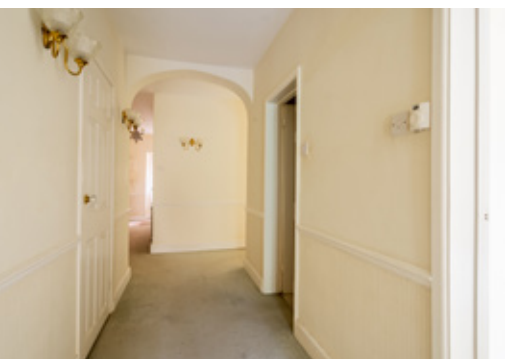


EST ● 1879

CRISP COWLEY



Flat 1, 25 Green Park, Bath, BA1 1HZ

A beautifully positioned Grade II listed two bedroom light garden apartment in the heart of central Bath.

Large living room | Kitchen | Separate dining room
Two double bedrooms | Bathroom | Residents' parking

CRISP COWLEY

Situation

The property is situated in a quiet location in the city centre of Bath and a stone's throw away from restaurants, cafés, shops and parks.

Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol. It is particularly well placed for the M4 motorway (Junction 18 is approximately 11 miles north) and other surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some 10 miles to the west. Bath also has a good selection of schools including King Edward's, Monkton Combe, Prior Park, Kingswood and The Royal High School. Also within easy reach are Bath University and the Wessex Water headquarters.

Description

Flat 1 is a light and airy garden apartment with a private garden and front door. On entering the property, you are greeted by a hallway that takes you to the master bedroom fitted with a large window. Adjacent is the second bedroom also with the added benefit of a sash window. Leading through the flat the large family bathroom, fitted with W/C and bath, with an additional W/C perfect for guests.

The living room is fitted with a French door that leads you to your private enclosed rear garden, and is flooded with light from the north - west aspect.

The living room also has the added benefit of a cast iron and marble fireplace which lends itself to Georgina history.

Following on from the large living room is a separate dining room which is positioned next to the "L" shaped kitchen. The kitchen is fitted with wall and base units providing ample storage space. There is also an additional door that leads into the garden.

Externally

To the rear is a level garden leading from a decked area, past two established planters into the flat grassed portion. Along the borders is a variety of well established trees and shrubs.

General Information

Leasehold. Lease length 967. Service charge is £1,320 PA

Bath and Northeast Somerset Council. Council tax band - C

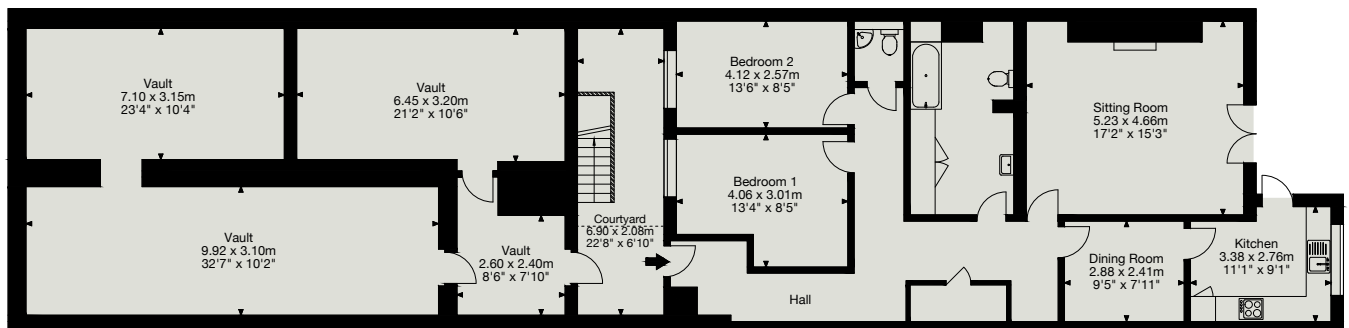


Garden Flat, 25 Green Park, Bath BA1 1HZ

Gross Internal Area (Approx.)

104 sq m / 1,119 sq ft

Vaults = 89 sq m / 957 sq ft



Ground Floor