

EST ● 1879

CRISP COWLEY



Flat 3, 102 Sydney place,
Bath BA2 6NE

**Beautiful ground floor , 1-bedroom garden
apartment within Grade I listed building situated
in the iconic Sydney Place**

Private Garden | 1-Bedroom | Bathroom | Grade I | City Centre
Location

CRISP COWLEY

Situation

Sydney Place is situated in Bathwick, at the far end of Great Pulteney Street on the southern side of the City within 10 minutes' level walk of the Centre. Pleasant walks may also be enjoyed along the towpath of the Kennet and Avon Canal, accessed via Sydney Gardens opposite (a delight to visit in its own right.) A few local shops are available on nearby Bathwick Hill, including Tesco Express.

The City Centre offers a superb range of shops, cultural and sporting facilities as well as some excellent restaurants and

Bath University with its wide range of sporting facilities is also within easy reach. Bath Spa Station is a 15 minute level walk from this property providing high speed rail links to London Paddington (1 hr 19 minutes by the fastest service). Access via the A4 to the M4 is provided with the A46 to Junction 18 Tormarton (8 miles approx).

Description

Flat 3, 102 Sydney Place is an elegant and beautifully presented Grade I listed; 1-bedroom, garden apartment situated to the rear of the ground floor in a Georgian town house.

Entering the building via the communal front door, you are struck immediately by the grandeur of the house. There is an inner entrance door with a Georgian fanlight above.

Flat 3 retains many original features including high ceilings, large sash windows, and working shutters.

To the front of the apartment sits a spacious bathroom finished with ceiling height, built in storage and a separate WC and hand basin across the hall. There is a large double bedroom to the rear of the flat featuring

a large sash window with views over the apartment's private garden and completed by a built-in wardrobe. The apartment is finished with a Kitchenette with a 2-plate hob.

Externally

The property has a delightful low maintenance walled garden filled with mature shrubs and plants. There are two separate terraces that sit in a tranquil and relaxing spot, perfect for alfresco dining and a rare commodity for a city location.

Agents Note

Separate 1-bedroom, ground floor apartment with private Garden available by separate negotiation.

General Information

Tenure - Share of a Freehold

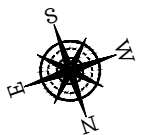
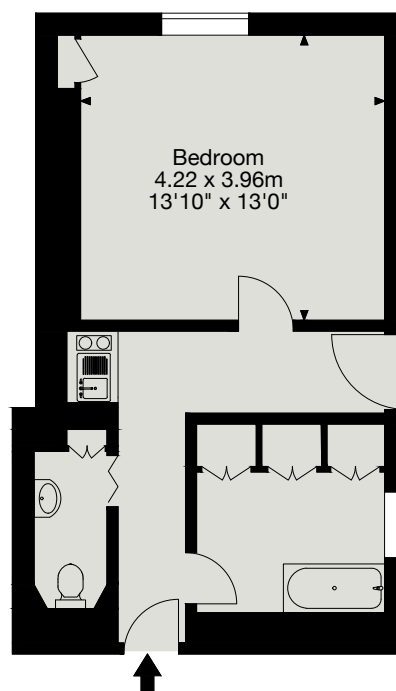
Lease length - over 700 years

Service Charge - £950 PA

Council tax band - D



Flat 3, 102 Sydney Place, Bath BA2 6NE
Gross Internal Area (Approx.)
36 sq m / 389 sq ft



Ground Floor