



Elegant, Ground Floor Apartment. Garden & Parking. EPC Grade D



45 Combe Park

Bath

BA1 3NS

PRICE: £295,000

Welcome to your new sanctuary! This light-filled, one-bedroom Victorian garden apartment boasts period features and off-street parking, just 1.2 miles from the historic centre of Georgian Bath. Vendor's Insight: "This apartment has incredibly high ceilings and is always bathed in natural light, which is so important to me. The entrance hall leads to a stunning sitting room with bay windows that flood the space with sunlight, yet it remains cool in the summer thanks to the thick walls. The period fireplace with a marble surround adds a touch of elegance, and the fitted cupboard is a practical addition. The modern kitchen, accessible from the sitting room, features cream units and a wooden worktop, perfect for culinary

adventures. The double bedroom, with two large sash windows, offers a tranquil view of the leafy garden and seating area. The fully-tiled bathroom includes a bath and an overhead shower, providing both style and functionality. Recently redecorated in neutral colours, the apartment feels fresh and is move-in ready." Outdoor Oasis: "The garden, screened off by a hedge, offers privacy and serenity. It's the perfect spot to enjoy a morning coffee or an evening glass of wine in the built-in seating area. The location is fantastic, with Weston High Street just 0.3 miles away, offering a Tesco's and other amenities. Chelsea Road, only 0.5 miles away, features the Rooted café, deli, gift shops, Spar, bakery, greengrocers, and hardware store. A lovely flat walk through the Botanical Gardens and Victoria Park leads you into the centre of Bath, about 1.2 miles away—a wonderful way to start your day! For those times when you prefer not to walk or drive, a bus right outside Royal United Hospital, opposite the apartment, takes you straight into

town. The off-street parking is a rare find in this central location. Easy access to the A4 towards Bristol (11.5 miles) and Junction 18 on the M4 (8.5 miles) makes commuting a breeze. Bath Spa railway station is only 2.1 miles away, offering trains to London Paddington in just 80 minutes." Community Living: "There are four apartments in this building, managed by Combe Park Management, with a monthly service charge of just £50. Living here has been a joy, with the spacious, airy interiors, high ceilings, lovely gardens, and off-street parking. The location is ideal for a scenic walk through the park into town." Don't miss the opportunity to own this exquisite Victorian garden apartment. It's a perfect blend of period charm and modern convenience in a sought-after location. Contact us today to arrange a viewing and make this beautiful apartment your new home.

Victorian Garden Apartment

One Spacious Bedroom

Inviting Living/Dining Space

Modern, Fully-Equipped Kitchen

Elegant Bathroom with Shower Over Bath

Charming Courtyard Garden

Service charge only £50 a month – No other costs

Convenient Off-Street Parking

Just 1.2 Miles from the Heart of Bath

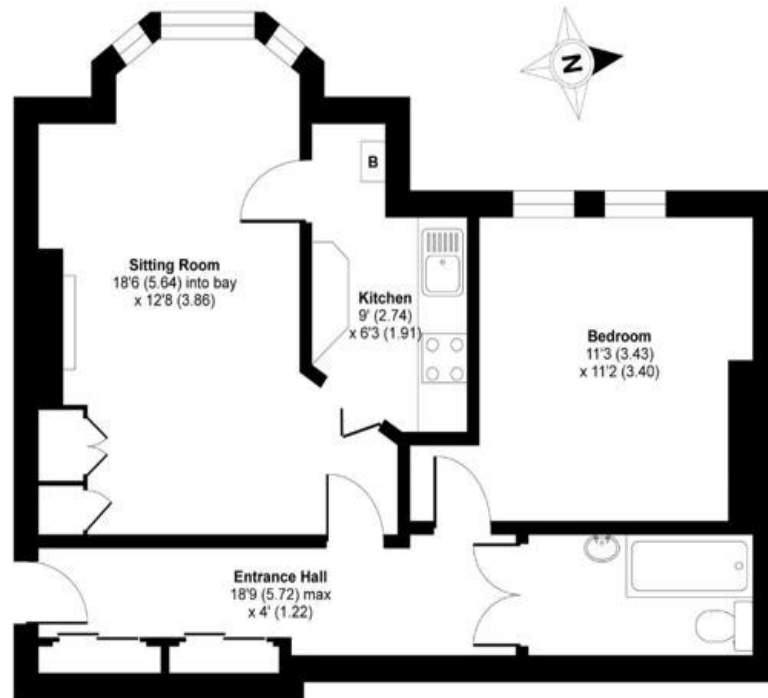
Council Tax Band B: £1762



Combe Park, Bath, BA1

Approximate Area = 554 sq ft / 51.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Fine & Country Homes of Bath Ltd. REF: 748992

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