



THE APARTMENT COMPANY®
20TH ANNIVERSARY

1 Bedrooms
Apartment
Located in Bath
£300,000



sales@theapartmentcompany.co.uk

www.theapartmentcompany.co.uk

01225 471 144



Great Bedford Street

Bath BA1 2TZ



PRICE RANGE £300,000 to £330,000

This top-floor Georgian apartment exudes timeless elegance and remarkable care, boasting an impeccable presentation after 15 years under the same ownership. Notably, it stands out for its energy efficiency, a rarity among Georgian properties, attributed to thoughtful upgrades like roof insulation and floor soundproofing.

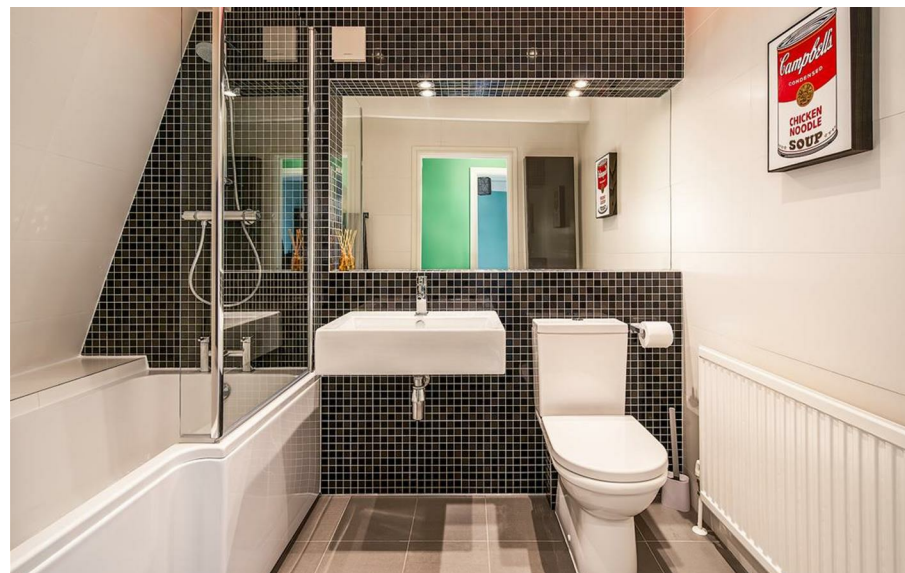
Upon entering you are greeted by a captivating interplay of bold colours that infuse the space with vibrancy and character.

Throughout its tenure, the apartment has been meticulously maintained, evident in its pristine condition and attention to detail. From its energy-efficient features to its tasteful decor, this Georgian gem offers a harmonious blend of classic charm and modern convenience, promising a truly indulgent living experience.

Great Bedford Street

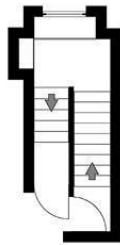
£300,000

- PRICE RANGE £300,000 to £330,000
- Immaculately presented
- Bold Colour Scheme
- Study/Dining Area
- Zone 7 Permit Parking
- Top Floor Georgian Apartment
- Situated just off St James Square
- Flexible space
- Gas Central Heating
- EPC Rating C

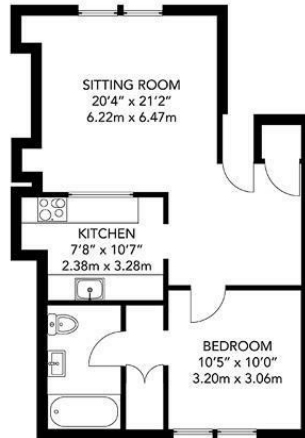


Top Floor Apartment, Great Bedford Street, Bath, BA1 2TZ
 Total Area: 614 sq.ft. (57 sq.m.)

SECOND FLOOR



TOP FLOOR



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 2024

Council Tax Band: C

Local Authority: BANES

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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