



THE APARTMENT COMPANY®
20TH ANNIVERSARY



Queen Square, Bath

- Grade I Listed
- Second floor apartment
 - Period Features
- Views across the square
 - Ample Storage
- Two Bedrooms
- Beautifully presented
 - Approx 721 sq ft
- Modern and spacious kitchen
 - EPC rating C





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Offers In The Region Of £425,000





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A rare opportunity to purchase a delightful two bedroom apartment located in arguably Bath's most historic square. The apartment is approach via an impressive communal hall and has well balanced accommodation that comprises: sitting room with original Georgian features and views over Queen Square, modern fitted kitchen/breakfast room, cloakroom, two bedrooms and bathroom. A unique property that epitomises Georgian Bath and will generate a huge amount of interest and therefore early viewing comes highly recommended.

Tenure Leasehold 999 years from 1986

Service Charge £2980 per annum

Ground rent £45 per annum

Council Tax Band E

Local Authority BANES

Parking Central Zone Residents Parking Permit

Storage Cupboard opposite apartment in communal area plus large communal store in basement



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SITTING ROOM 16'9" x 14'2"



Two sash windows to front elevation with working shutters
Radiators
TV and telephone point line feature fireplace

KITCHEN 11'9" x 8'6"



Kitchen comprising range of black gloss wall and base units with wood worktops over
Four ring electric hob with stainless steel extractor over oven
Separate integrated fridge and freezer Integrated washing/dryer
Integrated slimline dishwasher
Sash window to front elevation with working shutters
Radiator

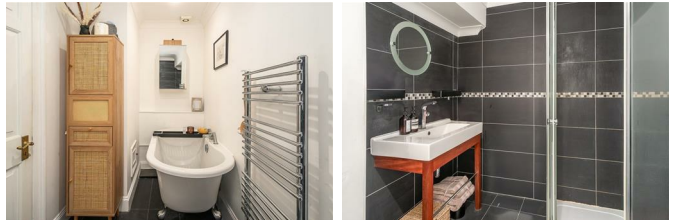
HALLWAY

Cupboards with hanging rail
Radiator
video entry phone
Cupboard with shelving
Thermostat

CLOAKROOM

Pedestal wash hand basin
Low level WC
Extractor

BATHROOM



Roll top bath with mixer taps
Chrome heated towel rail
Wash hand basin with mixer tap over
Walk in shower with glass sliding screen
Extractor

MASTER BEDROOM 12'2" x 10'10"



Built-in storage
Recessed cupboards
Further built-in wardrobe housing valent gas Combi boiler
Sash window to side elevation
Radiator

SECOND BEDROOM 10'4" x 5'5"

Cupboards with shelving and hanging rail
Sash window to rear elevation with working shutters
TV point
radiator



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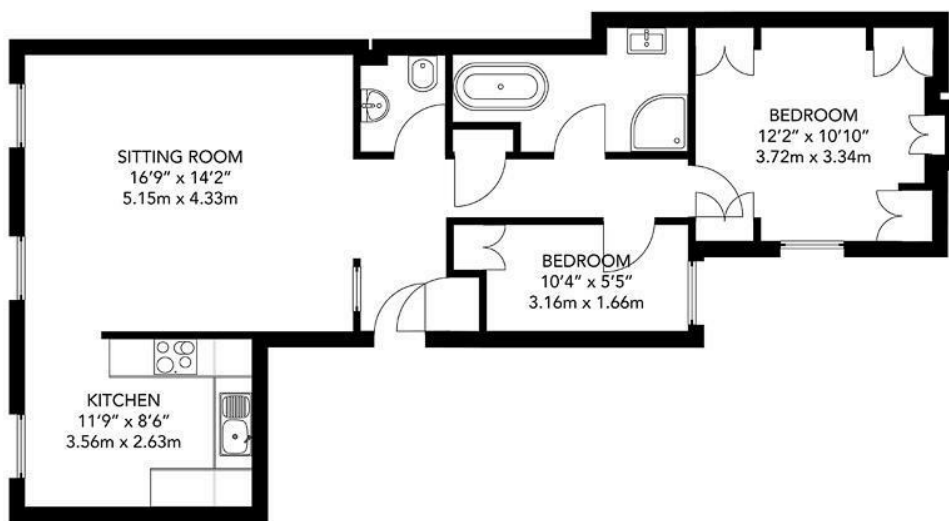
Queen Square, Bath

Second Floor Apartment, Queen Square, Bath, BA1 2HX
Total Area: 721 sq.ft. (66.9 sq.m.)

SECOND FLOOR



THE APARTMENT COMPANY®
The Apartment Specialists



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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	