



THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Abbey Green, Bath

- HOLIDAY BUSINESS FOR SALE
  - Established for 3 years
- Yield 10.8%- T/O in excess £43k
  - Includes all furnishings
- Central location in Abbey Green - Views of Bath Abbey
- Occupancy rate 85%
- Management accounts, portals & reviews will be transferred to new owner
- Stunning one bedroom apartment
  - Beautiful Presentation
- Leasehold - Share of Freehold

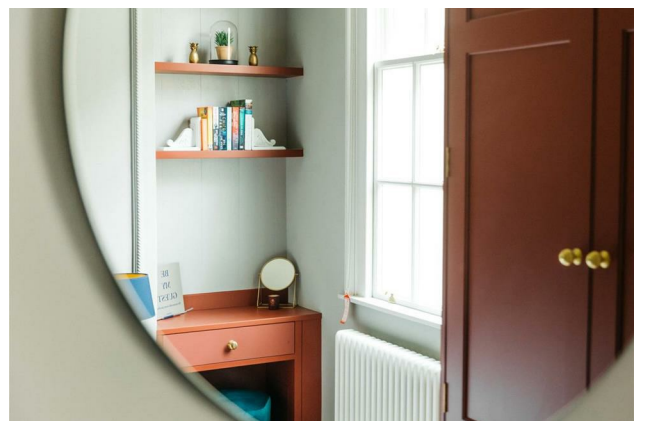
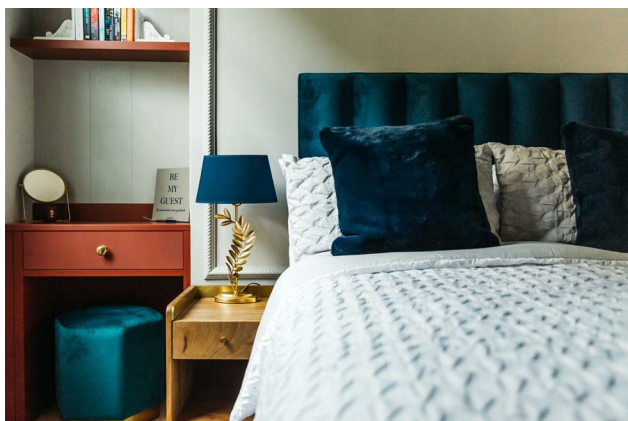






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Offers In Excess Of £400,000





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PRICE RANGE £400,000 TO £450,000

Abbey House, Abbey Green, Bath, offers a rare opportunity to own a centrally located, beautifully finished one-bedroom apartment in the heart of historic Bath. If you are seeking a stylish residence or a prime investment property, this apartment ticks all the boxes.

### Prime Central Location

Situated in Abbey Green, this apartment is just steps away from the iconic Bath Abbey and the city's most famous landmarks, such as the Roman Baths, Pulteney Bridge, and Thermae Bath Spa. Its location allows for an immersive experience of Bath's rich history and vibrant city life.

### Contemporary Interior

The apartment is decorated in a modern, tasteful style, featuring high-quality fittings and finishes that create a welcoming and luxurious living space.

### Holiday Let Success

Its incredible central location and beautifully curated interiors make this property a standout as a holiday let investment. High occupancy rates reflect its popularity among visitors to Bath who value both convenience and comfort.

### Cultural Significance

Abbey Green is not just a historic location but also a recognizable setting featured in popular media, including the hit series Bridgerton. Staying here allows guests to experience a slice of cinematic and literary charm.

### Ideal for the Discerning Visitor

The property's combination of style, comfort, and location makes it the perfect choice for tourists and business travellers alike. Visitors can step outside to enjoy Bath's vibrant cafés, restaurants, and boutique shops, all within a short stroll.

### Investment Potential

Bath's reputation as a world-famous UNESCO World Heritage Site ensures continued demand for high-quality holiday accommodations. This apartment offers excellent potential for consistent income generation while also serving as a personal getaway in one of the UK's most beautiful cities.

Tenure :Leasehold 999 Years with Share of Freehold

Service Charge: £1327 per annum

Ground Rent £25 per annum

Council Tax Band B



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**SITTING ROOM**

13'8" x 13'8"

Well presented Open Plan Living/kitchen room.

Three large Sash windows with frosting over bottom panes for privacy and blinds. Entry phone.

Wall mounted TV with unit below. Storage cupboard housing washing machine, electric pressurised heating system, hot water and heating pad control

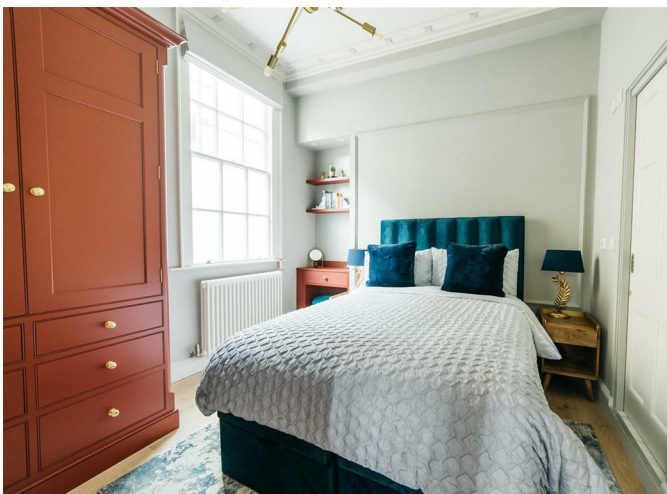
**KITCHEN**

Part of Open Living space

Range of base and wall units; grey base units with white marble worktops and splash backs over by Harvey Jones Kitchens. Neff electric fan oven with Extractor fan and light over. Steel sink with speciality mixer tap with hot water tap to eliminate need for a kettle.

**BEDROOM**

11'2" x 11'6"



Double bed with storage underneath. Large bespoke



wardrobe with hanging rail, shelving and drawers. Corner desk. Mirror. Bedside tables. Large Sash window

**BATHROOM**

Modern bathroom suite comprising walk in dual head shower with glass screen, floating wash hand basin with mixer tap, storage underneath, and vanity mirror with light above, low level wc, heated towel rail. Marble effect wall and floor tiling.

**VIEWING ARRANGEMENTS**

Viewings via Sole Agents only



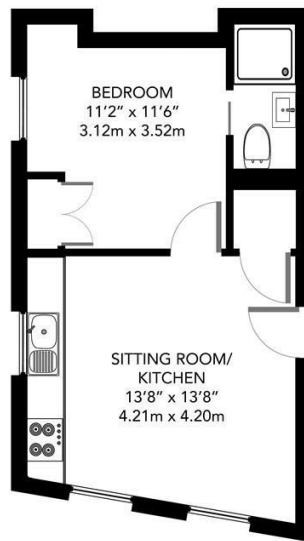


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## Abbey Green, Bath

Abbey House, Abbey Green, Bath, BA1 1NR  
Total Area: 314 sq.ft. (29.2 sq.m.)

### GROUND FLOOR



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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 2021



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>58</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>19</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	