



THE APARTMENT COMPANY®
20TH ANNIVERSARY



Marlborough Buildings, Bath

- Georgian Lateral Conversion
 - Three double bedrooms
 - Prime location
 - Fabulous views
 - EPC rating D
- Grade II Listed
 - Two luxury bathrooms
- Close to Royal Victoria Park
 - Approx. 1195 Sq. Ft.
 - No Onward Chain





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Offers In Excess Of £500,000





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A Stunning Laterally Converted Apartment Adjacent to The Royal Crescent

This beautifully presented laterally converted apartment, located adjacent to the iconic Royal Crescent, offers the very best of Georgian living. Brimming with period features, the apartment combines classic charm with modern convenience, providing a truly exceptional living experience.

The spacious accommodation includes a large entrance hall, a drawing room with a dedicated dining area, and a well-equipped fitted kitchen/breakfast room. The master bedroom comes with fitted wardrobes, complemented by two additional well-proportioned bedrooms. A luxury bathroom and a separate shower room add to the appeal of this elegant home.

With fabulous views to both the front and rear of the property, this apartment offers a unique opportunity to live in one of Bath's most prestigious locations. Early viewing is highly recommended to avoid disappointment.

Tenure: Share of freehold

Lease Years Remaining: Circa. 955 from original 999 lease

Management Company: Bath Leasehold Management

Service Charge: Approx. £ 2000 per annum

Ground Rent: n/a

Council Tax Band: C

Local Authority: BANES

Parking: permit parking



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ENTRANCE HALL

Entry phone system. Radiator. Utility cupboard housing washer-drier and hot water tank and shelving.

DRAWING ROOM

20'8" x 13'3"

Two sash windows with original working shutters to the rear elevation. Feature fireplace. Wall mounted radiator. Television point. Space for dining. Cornicing.

KITCHEN/BREAKFAST ROOM

12'4" x 7'7"

Modern contemporary kitchen comprising: range of wall and base cupboards with black granite worktops over with granite up stands, stainless steel sink with mixer tap over, integrated dishwasher, fridge, freezer, oven/grill and four ring hob with extractor over. Under cabinet lighting. Sash window to rear elevation. Space for breakfast bar. Tiled flooring. Spot lighting. Cornicing.

MASTER BEDROOM

17'0" x 12'0"

Two sash windows with original working shutters to front elevation. Recessed built in cupboard and fitted wardrobe with hanging rail, shelving and cupboards over. Wall mounted radiator.

SECOND BEDROOM

13'3" x 12'5"

Two sash windows with original working shutters to the front elevation. Recessed built in cupboard with hanging rail and shelving. Wall mounted radiator.

THIRD BEDROOM

12'11" x 7'9"

Sash window to the front elevation. Wall mounted radiator.

BATHROOM

Contemporary bathroom suite fully tiled with shower over

panelled bath, wash hand basin with mirror over and low level WC with recessed shelving. Heated towel rail and extractor fan. Downlights.

SHOWER ROOM

Contemporary shower room with fully tiled walls and flooring with large shower cubicle and glazed screen, wash hand basin with mirror over and low level WC. Heated towel rail and extractor fan. Downlights.

ADDITIONAL INFORMATION

Tenure: Share of freehold

Lease Years Remaining: Circa. 999

Management Company: Bath Leasehold Management

Service Charge: Approx. £..... per annum

Ground Rent: n/a

Council Tax Band: C

Local Authority: BANES

Parking: permit parking

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company

4 Queen Street

Bath

BA1 1HE

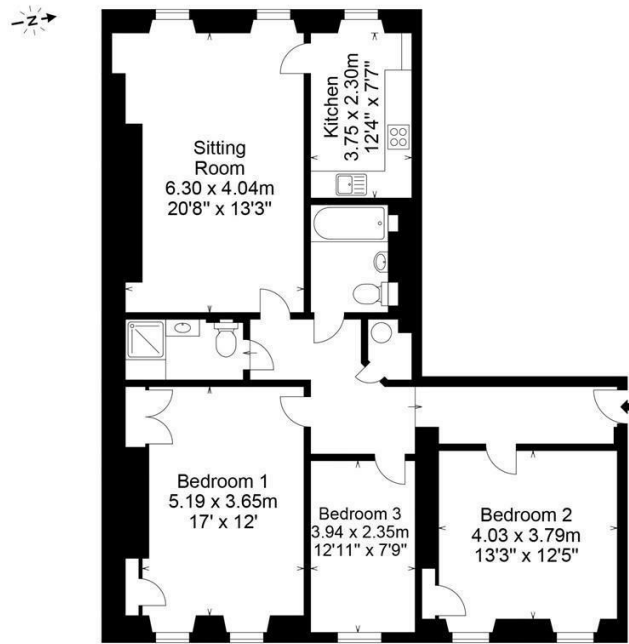


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Apartment 7,
25 Marlborough Buildings,
Bath, BA1 2LY
Approx. Gross Internal Area
1195 Sq Ft - 111 Sq M

TOWN &
COUNTRY
MEDIA



Second Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print www.townandcountrymedia.co.uk © Town & Country Media 2014

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(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	