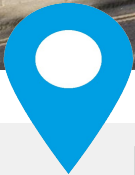




THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Darlington Street, Bath

- Grade II Listed Georgian One bedroom apartment
- Professional damp proofing in 2024 with 10 year guarantee
  - Own Private Entrance
  - Ample Storage
- Ideal first time buyer or investment property
- Beautifully presented throughout
- Living room overlooking private enclosed garden
  - Level walk into city centre
  - Residents parking Permits
- Leasehold with Share of Freehold

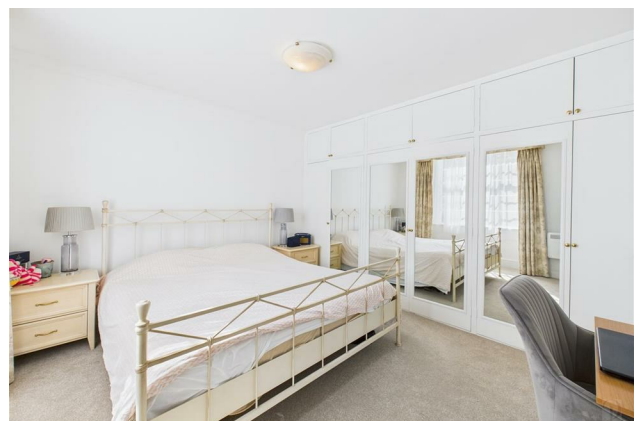






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£300,000



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## THE APARTMENT COMPANY®

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PRICE RANGE £300,000 to £325,000

### Charming Georgian Lower Ground Floor Apartment with Private Garden

Nestled in a central location, this elegant one-bedroom apartment occupies the lower ground floor of a distinguished Georgian townhouse. Boasting its own private entrance, the apartment offers a seamless blend of period charm and modern comfort.

#### Key Features:

**Spacious Living Area:** The generously sized reception room features high ceilings and large windows, allowing natural light to flood the space.

**Modern Kitchen:** A well-appointed kitchen with contemporary fittings provides ample storage and preparation space.

**Comfortable Bedroom:** The tranquil bedroom offers a peaceful retreat, complemented by neutral decor throughout.

**Private Garden:** Step outside to your own delightful garden, perfect for outdoor dining or relaxation.

**Prime Location:** Situated in a central area, the apartment is within easy reach of local amenities, transport links, and cultural attractions.

This property is ideal for professionals or couples seeking a stylish and convenient living space in a sought-after location. Don't miss the opportunity to make this charming Georgian apartment your new home.

**Tenure :** Leasehold with Share of Freehold 999 years with 960 years remaining

**Management Company :** Self Managed

**Management Charges** £600 per annum

**Ground Rent** NA

**Council Tax** BANES Band B

**EPC Rating** E





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Wooden steps leading down to:  
Paved courtyard area. Communal vault for storage. Entrance door leading to:

Hallway  
Downlights. Fitted new carpet. Threshold mat. Door leading to:

Double bedroom  
12'7" x 10'5"  
Fitted new carpet. Sash window with secondary glazing to front elevation. Wardrobe fitment comprising three double wardrobes with hanging rail and shelving and some mirror fronts. Telephone point. Electric panel heater.

Kitchen  
13'10" x 6'1"  
Comprises a modern range of wall and base cupboards with wooden work surfaces over. Under cabinet display lighting. Drawer units. Complimentary wall tiling. Built in Candy electric single oven/grill with four ring hob and extractor hood over with lighting. Stainless steel circular wash bowl and circular drainer and mixer tap over. Integrated 12pce setting dishwasher. Electric panel heater. Telephone point. Downlights. Quarry clay floor tiles. Feature serving hatch with shutters. Archway to:

Utility area  
Quarry clay floor tiles. Housing washing machine and refrigerator with freezer compartment. Shelving to side. Door leading to:

Bathroom  
With modern White suite comprising tiled panelled bath with Triton trance shower and glazed screen over. WC. Vanity unit with semi recessed wash basin over. Window to rear elevation and stained glass window. Bathroom cabinet with mirror front. Extractor. Complimentary flooring. Chrome heated towel rail.

Living room  
18'4" x 11'5"  
Newly fitted carpet. Fireplace opening. Storage cupboard with shelving over. Triple spotlight fitting. Electric panel heater. TV point. Glazed paned door and window to rear elevation and private garden. Archway to:

Dining/study area  
Newly fitted carpet. Spotlight fitting. Corner storage cupboard with shelving over.

Rear Garden  
Pretty private enclosed garden paved and with shrub beds and seating area offering a good degree of privacy.

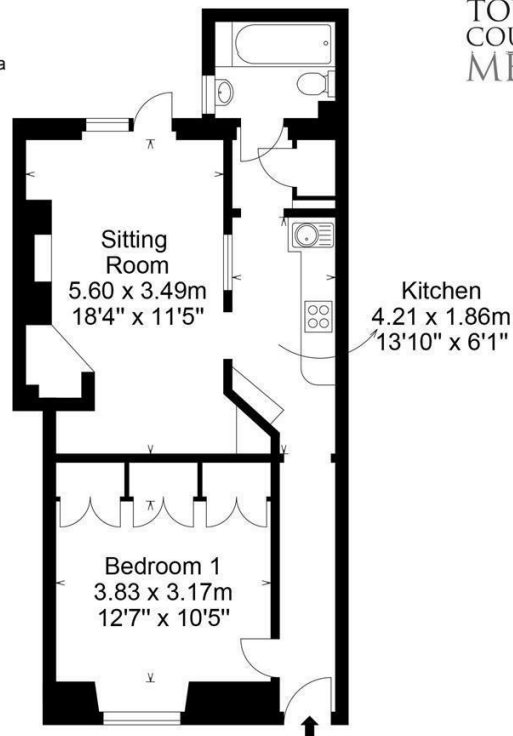


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Darlington Street, Bath

Garden Apartment,  
9 Darlington Street,  
Bath, BA2 4EA  
Approx. Gross Internal Area  
591 Sq Ft - 55.39 Sq M

TOWN &  
COUNTRY  
MEDIA



Lower Ground 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](http://www.townandcountrymedia.co.uk) © Town & Country Media 2015

Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>67</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>43</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |