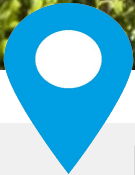




THE APARTMENT COMPANY®
20TH ANNIVERSARY



Portland Place, Bath

- Elegant Georgian apartment in a prestigious Grade II listed Bath townhouse
- Generous sitting/dining room with oak flooring and feature fireplace
 - Permit Parking
- Private access to welcoming entrance hallway
- Highly sought-after location, close to Bath city centre
- Two spacious double bedrooms with versatile accommodation
- Fitted kitchen with a range of units and appliances
- Useful spacious cellar and vault storage
- Private enclosed garden with bespoke Ironart of Bath balustrade & seating area
- Excellent access to local amenities and Bath Spa station





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Offers In Excess Of £375,000





THE APARTMENT COMPANY®

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A stylish Georgian apartment that beautifully balances period charm with contemporary living, all in the heart of town. A private entrance sets the tone for the sense of exclusivity, opening into elegant and light-filled interiors. The generous living room, with its rich oak flooring and striking feature fireplace, creates a sophisticated space for both relaxing and entertaining. Two spacious double bedrooms offer comfort and versatility, while the private enclosed garden provides a rare haven - ideal for al fresco dining, quiet mornings with a coffee, or evening gatherings with friends. With its central location and timeless character, this is a home that perfectly combines convenience, style, and lifestyle appeal.

Tenure: Leasehold - Share of freehold 965 years remaining of 999 year lease.

Managed by: 18 Portland Place Bath (Management) Limited

Service charge: £2,400 per annum

EPC rating C

Council: Bath and North East Somerset, tax band C

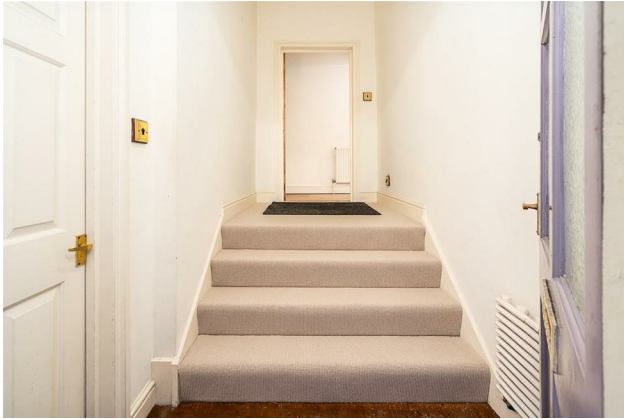
Mains water, electricity and gas

Heating: Gas



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Description

From a private entrance, a welcoming hallway leads through to the generous sitting room and dining area, a light-filled space with elegant oak flooring and a charming feature fireplace. The well-appointed kitchen is fitted with a range of units and appliances.

There are two spacious double bedrooms, each offering comfort and versatility, alongside a neatly presented family bathroom. The apartment also benefits from a useful cellar and vault storage.

Accommodation

Accommodation

Steps down to: Front Courtyard and vaults (not tanked) -one housing all meters. Front door. Threshold mat. Entrance Vestibule.

Hallway: Door leading down to Cellar. Oak flooring. Radiator. Large walk-in cupboard with shelving. Storage cupboard. Airing cupboard housing hot water tank.

Sitting Room: Feature oak flooring. 2 sash windows to rear elevation. 2 radiators. 3 wall lights. Feature Bath stone fireplace with storage alcoves to each side. Recessed shelving. TV point. CH control point. Display lighting.

Kitchen: Well equipped, with range of wall and base cupboards with work surfaces over. Built in double oven/grill and 4 ring hob with extractor hood over. Drawer unit. Wall mounted display cabinets. Integrated fridge. Washing machine. Vinyl flooring. Door to garden.

Bathroom: Totally refurbished suite comprising modern white panelled bath with luxury shower and screen over. WC and Wash hand basin with tiled splashback. Complementary wall and floor tiling. Bathroom cabinet. Chrome heated towel rail. Extractor fan.

Bedroom One: Sash window with working shutters to front elevation. Radiator. Feature Bath stone fireplace. Built in corner wardrobe with hanging rail and shelving and cupboards overhead.

Bedroom Two: Sash window with working shutters to front elevation. Radiator. Telephone point.

Cellar: Steps leading down to Basement Cellar. Wall and base cupboards suitable to store paints, sundry items and tools.

Garden: Small private enclosed pretty garden with bespoke iron balustrade made by Ironart of Bath and seating area.

Location

The apartment enjoys an enviable position in Portland Place, one of Bath's most elegant Georgian terraces, situated on the sought-after northern slopes of the city. Just a short walk from the independent shops and cafés of Julian Road and within easy reach of Bath city centre, the property offers excellent access to a wide range of cultural, leisure and shopping amenities.

Spa railway station provides direct links to London Paddington and Bristol and Portland Place enjoys convenient road access to the M4 and surrounding countryside.

KEY FEATURES

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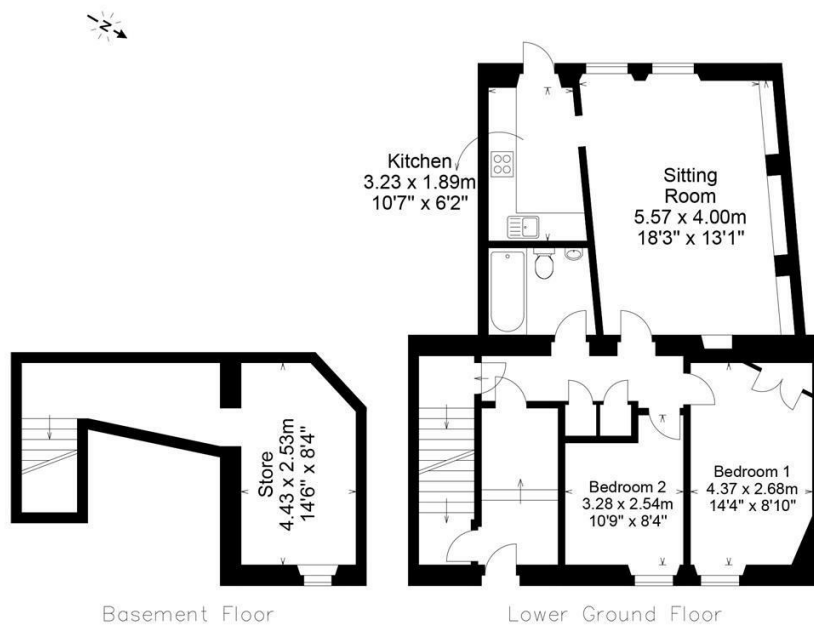


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20TH ANNIVERSARY

Portland Place, Bath

Garden Apartment,
18a Portland Place,
Bath, BA1 2RZ
Approx. Gross Internal Area
1054 Sq Ft - 97.92 Sq M

TOWN & COUNTRY
MEDIA



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 | | |
| (69-80) C | 76 | 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 | |