



FLAT 3
18 PORTLAND PLACE
BATH
BA1 2RZ
£435,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS IMPRESSIVE TWO BEDROOM APARTMENT, ONLY A SHORT STROLL AWAY FROM BATH CITY CENTRE, AND OFFERING PICTURESQUE SKYLINE VIEWS TOWARDS THE ROYAL CRESCENT & ROYAL VICTORIA PARK.

Appointed to the second floor of a striking Grade II Listed Georgian building, this spacious apartment offers all of the characterful period charm one would expect, including attractive fireplaces, feature sash windows, and artistic architrave throughout. However, this balanced offering also benefits from a well-proportioned arrangement, boasting enviable ceiling heights and comfortable room proportions, sure to appeal to an array of buyers.

The property welcomes with an entrance hall, leading to a spacious lounge diner positioned to the rear of the building, benefiting from the best of the scenic views overlooking many Bath landmarks. Also to the rear, can be found a fitted kitchen, complete with a Neff integrated oven & five ring gas hob. To the front aspect, the apartment offers two double bedrooms, overlooking an attractive Georgian terrace. Completing the internal offering is a three piece bathroom with shower over bath.

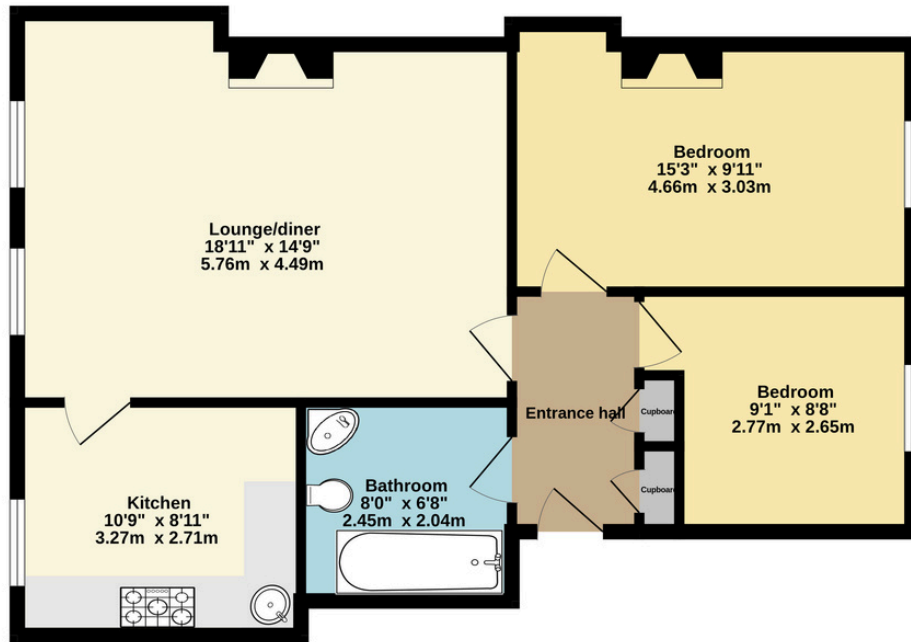
Situated to the fringes of Bath city centre, the property is within walking distance of Milsom Street & Bath Spa Railway Station, as well as being on the doorstep of characterful back streets such as Margaret's Buildings, home of some wonderful boutique independent traders. For those wanting to be near green spaces, Royal Victoria Park & Bath Botanical Gardens can be found nearby, whilst the positioning of the property also offers excellent links to the motorway via Lansdown Road.

An attractive offering sure to impress on an internal inspection.





Second Floor
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.

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 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.
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Energy performance certificate (EPC)

Second Floor Flat 18 Portland Place Lansdown BATH BA1 2RZ	Energy rating C	Valid until:	3 November 2032
		Certificate number:	1416-9002-4102-0009-2392

Property type	Mid-floor flat
Total floor area	71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

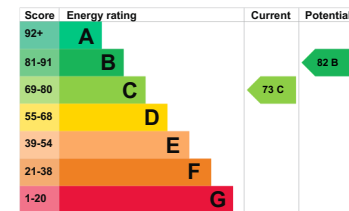
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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