



**NASH
& CO**

**Marlborough Street
BATH**



7 MARLBOROUGH STREET, BATH, BA1 2TX
PRICE £750,000



Summary

A Georgian Grade II listed investment opportunity which is currently divided into 5 flats with tenants in situ. Ideal for cash purchasers and investors. The property which has 2701 of internal square footage and is in need of updating. The property is being sold as part of an estate.

Marlborough Street is set in a superb position just off St James's Square in the World Heritage City of Bath. Within the St James's Square area there is a selection of local shops and amenities including a delicatessen, chemist and newsagent. The city centre of Bath is within easy walking distance providing a full range of retail outlets, fine dining and tourists attractions including the Theatre Royal, Thermae Spa, the Abbey, the Pump Rooms, and Southgate centre, whilst the Bath Spa Railway Station provides direct access to London Paddington, Swindon, the city of Bristol and South Wales.

The property overlooks the Bath Approach Golf Course to the rear and is particularly well positioned for the Royal Victoria Park. In addition, the cosmopolitan city of Bristol is some 10 miles to the west of Bath. The property is also well positioned with access to the M4 Junction 18 which is approximately 11 miles to the north of the city.



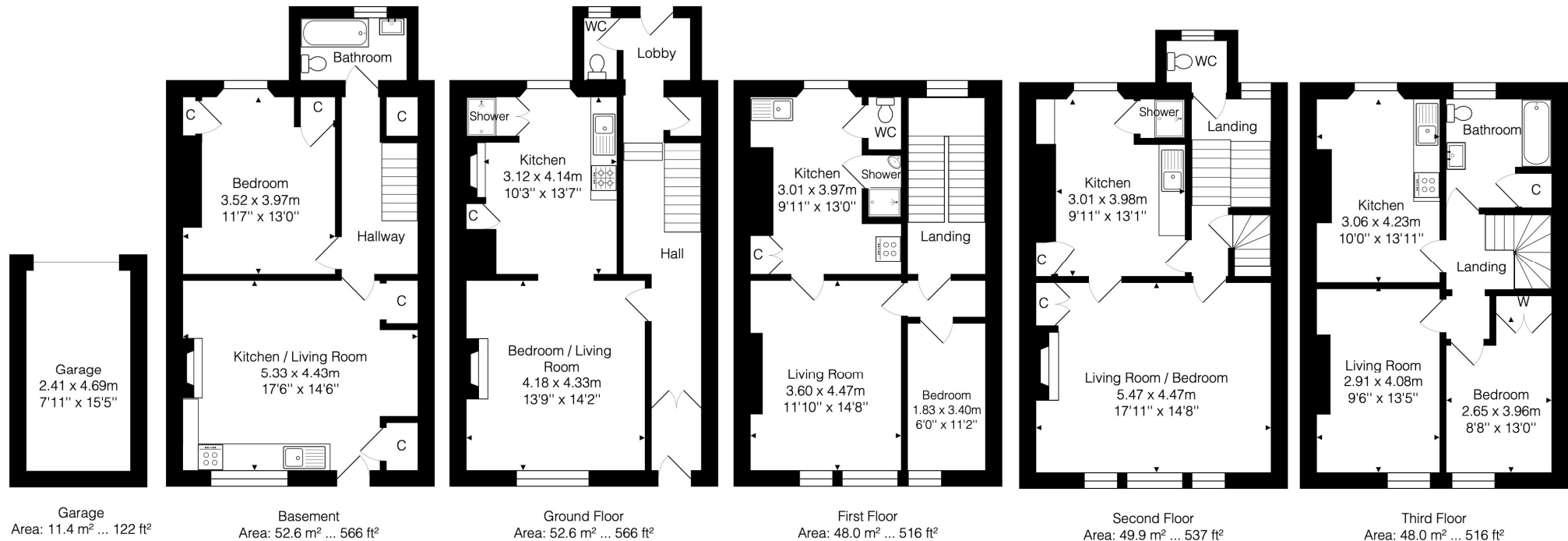
- INVESTMENT OPPORTUNITY
- DIVIDED INTO 5 FLATS WITH LONG STANDING TENANTS IN SITU
- PROPERTY IN NEED OF UPDATING
- WEST FACING GARDEN OVERLOOKING APPROACH GOLF COURSE
- PROBATE SALE

- GEORGIAN GRADE II LISTED TOWNHOUSE
- SOME VIEWS TOWARDS ST JAMES'S SQUARE TO FRONT
- IDEAL FOR CASH BUYERS & INVESTORS
- ACCESS TO LOCAL SHOPS AND AMENITIES
- DETACHED GARAGE BY SEPARATE NEGOTIATION

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Total Area: 262.3 m² ... 2823 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.