



**NASH
& CO**

Gay Street
City Centre | BATH



Summary

A one bedroom, ground floor, Georgian grade II listed apartment located in Gay Street in the heart of the City, which is situated between Queen Square and the Circus. This well-proportioned and characterful apartment offers an open plan kitchen leading into the lounge with 3 three quarter height sash windows overlooking the rear garden, an internal bathroom and a double bedroom to the front. The property comes with an attractive and well-maintained communal garden. A great first time buy or rental investment.

Location

Situated in the World Heritage city of Bath with its wide ranging selection of shops, restaurants and tourist attractions including the Abbey, the Theatre Royal and the Thermae Bath Spa. Also conveniently located within a few minutes' walk of The Royal Crescent, The Circus, as well as the popular niche shops and restaurants in St Margaret's Building is this Grade II Georgian City apartment. Gay Street has recently become one way, so benefits from a reduced traffic level. For those that need to commute, the Bath Spa Railway Station is approx. 15 minutes' walk away from the apartment and offers mainline rail links to London Paddington (circa 90 minutes) and Bristol (circa 15 minutes) and the Southwest. Other communications include the M4 at Junction 18, (circa 10 miles to the north), Bristol Airport, (circa 20 miles). The area also offers an excellent selection of both public and private sector schools in the area as well. Other



- Georgian grade II listed apartment
- Ground floor
- One bedroom
- Character property with fireplaces, shutters and cornice ceiling

- Remains of 125 year lease (89 years remaining).
- City centre location
- Leasehold
- Communal rear garden

nashandcobath.co.uk

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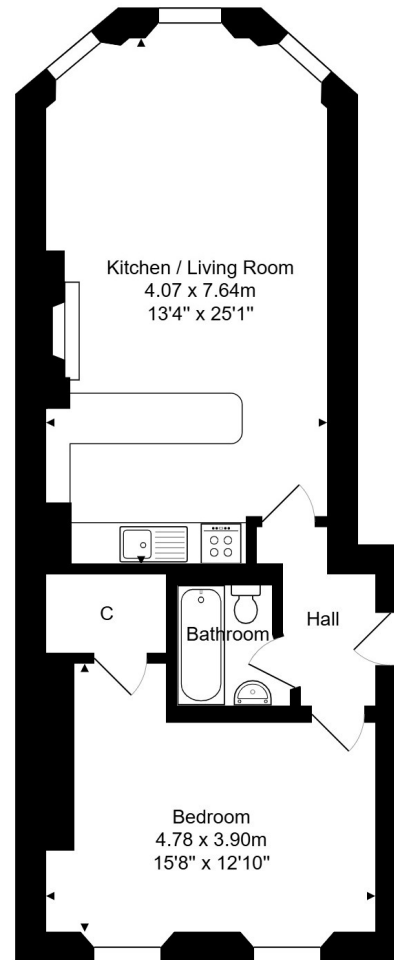


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Total Area: 55.5 m² ... 597 ft²

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
www.epcassessments.co.uk

Additional Property Information

- Tenure: **Leasehold**
- Lease Length Remaining: **89 Years**
- EPC Rating: **D**
- Council Tax Band: **C**
- Council Tax Amount: **£1,872.94**
- Service Charge: **£1551.59**
- Ground Rent: **N/A**

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

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.