

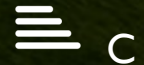


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unique homes



12 The Elms, Bath, BA1 4AR

Offers in excess of £575,000





Offers in excess of £575,000

12 The Elms

Bath, BAI 4AR

- Top floor apartment within a country house setting
- An abundance of natural light throughout
- Two double bedrooms, one featuring an en suite
- Fully equipped kitchen/dining room
- Landscaped gardens, allocated parking and guest parking
- Prestigious location on the outskirts of Bath
- Thoughtfully designed featuring well-proportioned rooms for optimal functionality
- Additional bathroom
- Drawing room enhanced by south-facing balcony
- EPC rating C

Nestled in the popular western edge of the City of Bath, this refined first-floor apartment boasts a light-filled and expansive layout comprising two bedrooms. Tucked away on a tranquil no-through road, within the leafy Weston area, The Elms emerges as a distinguished Grade II Listed Victorian Villa, originally erected in 1864 and later extended in the 1990s. The apartment harmoniously blends period charm with contemporary amenities, offering meticulously proportioned rooms adorned with replicated period features.

Elegantly appointed, the accommodation features a generous reception hall, a drawing room complemented by a balcony, and a spacious kitchen/dining area ideal for hosting gatherings. Additionally, the residence encompasses two double bedrooms, one of which includes an en suite, alongside a supplementary bathroom. Noteworthy is the abundance of storage, including an assortment of built-in cupboards and wardrobes.

Set amidst impeccably maintained communal gardens, predominantly laid to lawn, The Elms also provides an allocated parking space, visitor parking, and picturesque vistas of the surrounding environs. Accessible via a communal entrance hall, with stairs ascending to the second floor, this residence epitomises both sophistication and comfort.



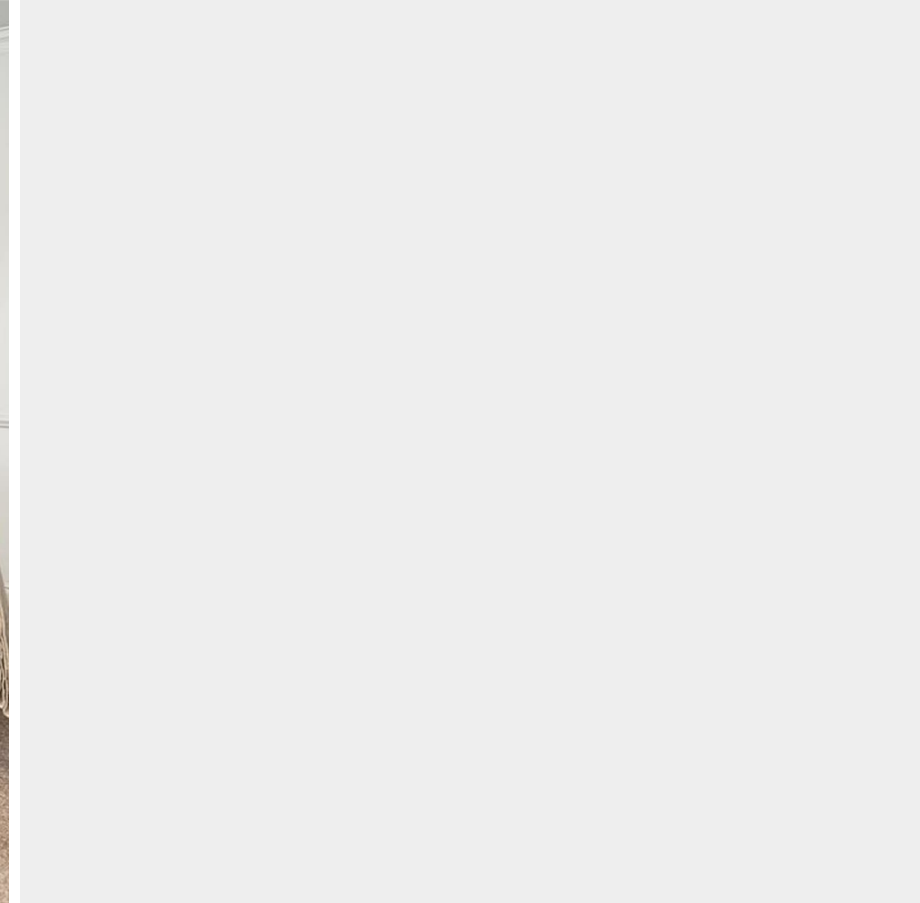
Description

The Garden

Outside

Further information





Directions





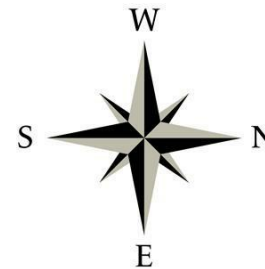
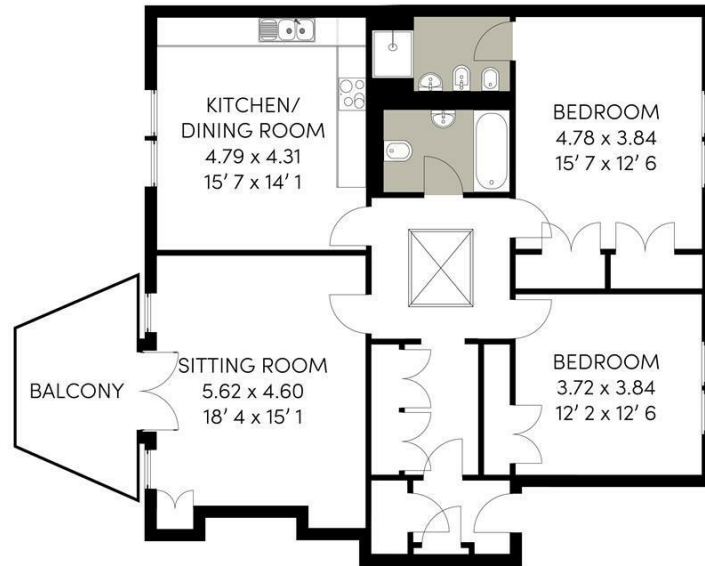
Floor Plans

The Elms, Weston Park West, Bath, BA1 4AR

Total Area: 1152 sq.ft 107 sq.m

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SECOND FLOOR



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 such 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. Focus Property Marketing 2024

Viewing

Please contact our Bath Office on 01225 904999

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

