



Oxford Row, Bath
£350,000





Flat 1a, 12 Oxford Row

Bath, BA1 2QW

A Spacious & Unusual Two Bedroom Period Conversion, Located On The Fringes Of The City Centre a Short Walk To Many Amenities And Royal Victoria Park. Benefits Include Its Own Entrance, Communal Garden, Two Private Courtyard Areas, Vaults & Modern Kitchen With Appliances.

- Georgian Period Conversion
- Two Private Courtyards & Vaults
- Two Spacious Double Bedrooms
- Split Level Accommodation
- Open Plan Sitting/Dining/Kitchen
- Large Bathroom & Separate Shower Room
- Communal Garden
- Kitchen With Appliances
- No Onward Chain



The Property

Set in a converted Grade II listed Georgian town house, this lower level courtyard apartment enjoys some fine features including sash windows and period fireplaces.

The building is accessed via the ground floor communal hall with stairs leading to the lower level to the apartment. There is only one apartment at this level.

Entering the apartment into the hallway which is on a split level with a "L" shape and access to one of the two private courtyards. A large sitting/dining kitchen leads to the small private courtyard and two vaults.

There are two double bedrooms situated to the front of the property, a modern kitchen with appliances and characterful bathroom.

Properties of this type and superb central location are a rare find and we highly recommend an early viewing.

The Situation

Oxford Row is located in the heart of Georgian Bath, close to the famous Bath Assembly Rooms which leads onto the Kings Circus, Brock Street and Royal Crescent, which from an aerial view forms The Masons Key.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well respected cultural activities which includes a world famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

Communal Entrance Lobby/Hall

Entered via the communal garden is a lobby and stairs leading to the lower level leading to flat 1a (the only apartment on this level).

Private Entrance Hall

Split level "L" shape and access to one of the two private courtyards.

Sitting/Dining/Kitchen

Two large sash windows to the front, feature stone faced fireplace, door to front courtyard.

Kitchen Area

A range of wall and base units with laminate work tops over, inset single drainer sink with mixer tap, inset ceramic hob with stainless steel cooker hood over, built-in electric oven, integral dishwasher, integral fridge/freezer.

Shower Room

Walk-in shower enclosure with shower head over, pedestal wash hand basin, low level WC, chrome ladder style radiator, extractor fan.

Bedroom One

Two large sash windows to the front, stone faced fireplace.

Bedroom Two

Large sash window to the rear, cast iron fireplace with tiled inset, built-in cupboard.

Bathroom

Sash window to rear, panelled bath with tiled surround and shower head over, pedestal wash hand basin with tiled splash back, low level WC, feature cast iron fireplace, built-in cupboard with wall mounted gas boiler, plumbing for washing machine.

Leasehold Information

Tenure: Leasehold

Lease Term: 125 years remaining

Pets Allowed: yes

Service Charge: £819.98

Management Company: Curo Housing







Floor 1

Approximate total area⁽¹⁾
1140.39 ft²
105.95 m²



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Miscellaneous items

EPC: N/A

Council Tax: D

Utilities: All main services

Authority: Bath & North East Somerset Council

Tenure: Leasehold

Lease: 125 Years

Ground Rent: N/A

Service Charge: £819.98

For more information or to book a viewing, please contact:

T: 01225 421000

E: bath@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 6 Wellsway, Bath, BA2 3AQ

Chase 
Buchanan