

# Flat 5, One Bilbury Lane

Bath





# A one bedroom contemporary apartment within a fine Grade I listed building in the heart of Bath.

Bath Spa Station | 0.25 mile  
M4 (Junction 18) | 12 miles  
(Distances and times are approximate).



1



1



1

## Summary of accommodation

**Ground Floor:** Gated access to communal courtyard | Communal entrance hall | Lift access

**Second Floor:** Entrance hall | Laundry cupboard | Bathroom | Kitchen/Living room | Bedroom



## Situation

(Distances and times are approximate)

One Bilbury Lane offers city living at its very best combining a fine Georgian building with luxurious contemporary apartments at a great location. It is situated at the heart of the UNESCO protected city of Bath.



The apartment enjoys a stunning view from the sitting room down York Street with its much photographed “York Street Arch”, The Pump Rooms, The Roman Baths and Bath Abbey. There are charming pedestrianised shopping streets to explore, restaurants and cafes.



For nearby green space there is the delightful Parade Gardens on the riverside, beside Pulteney Weir. Royal Victoria Park and its Botanical Gardens is just 0.4 miles away.

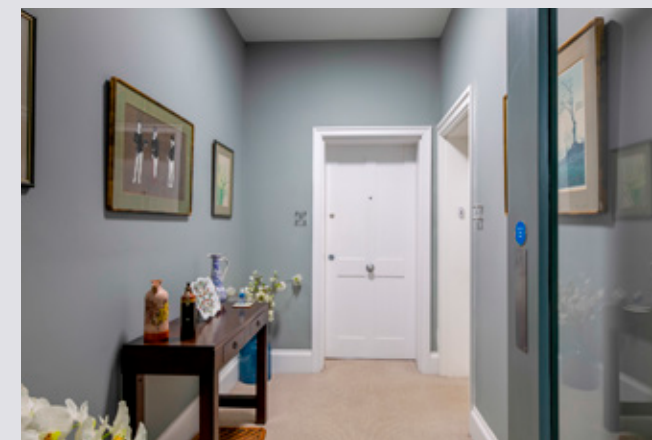


For the sporting enthusiast The Recreation Ground, home to Bath Rugby is a short walk and also Bath Cricket Ground.



Bath Spa station is 0.25 of a mile with high speed train services to London, Bristol and the Southwest as well as transport links to Bristol International Airport.





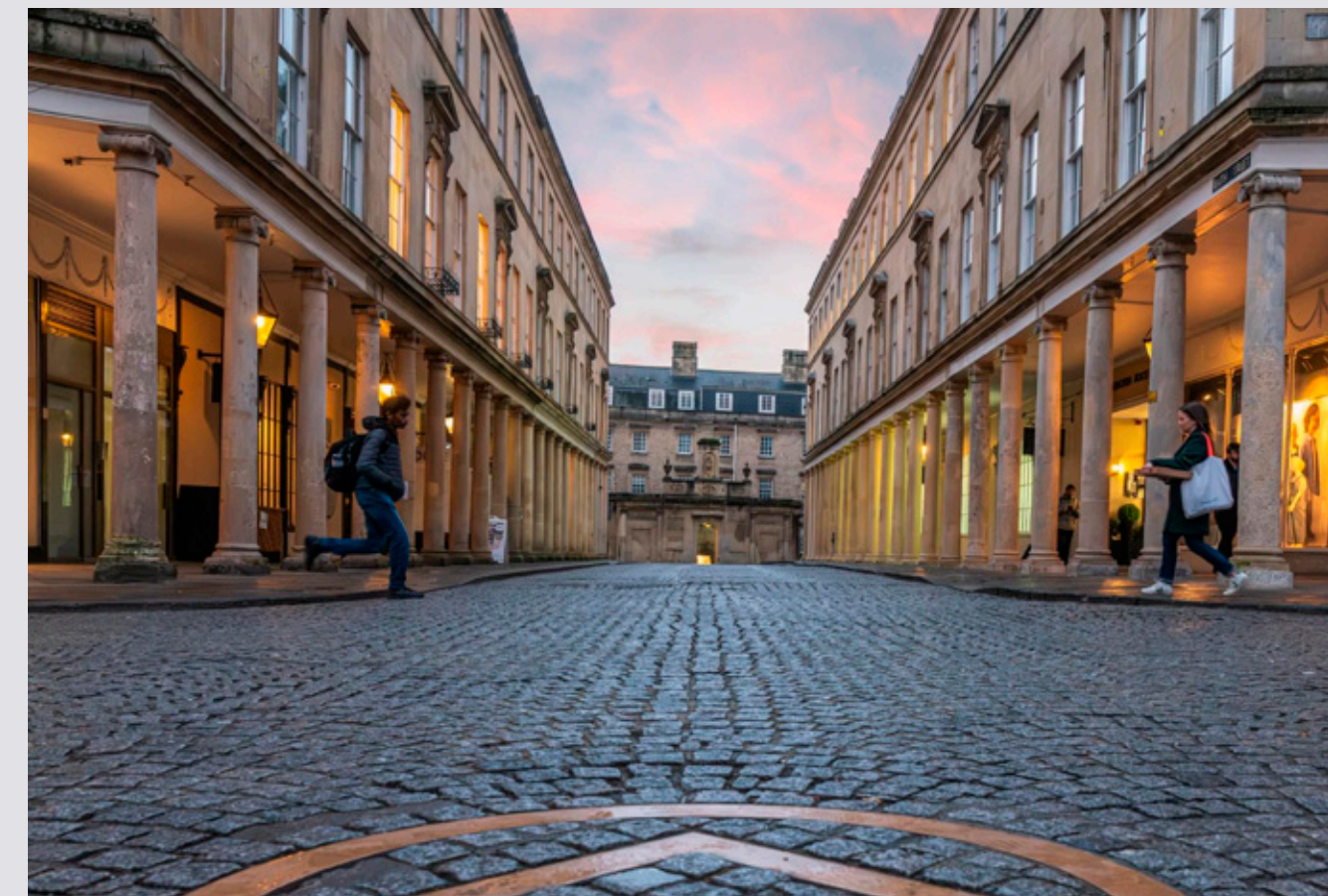
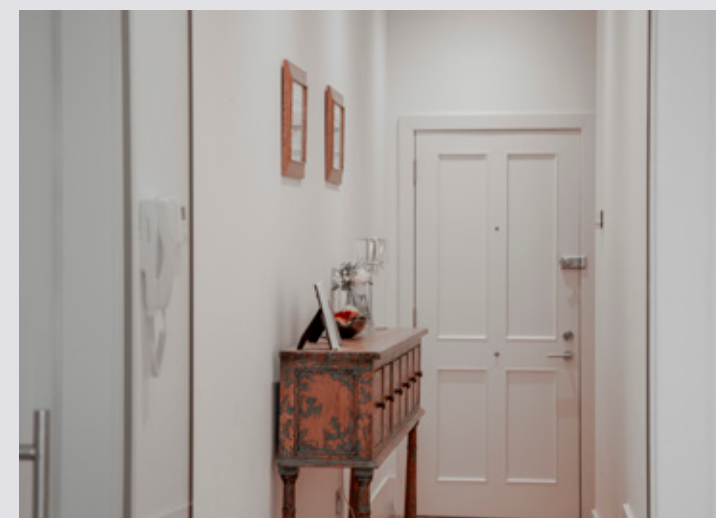
## The Apartment

One Bilbury Lane is an exclusive development of seven luxurious apartments converted in 2015 by highly respected local building firm Emery's and designed by Longacre Developments. A discrete, beautifully designed, secure gate leads through a courtyard with plants and shrubs that is a pleasant oasis in the midst of a bustling city. The communal entrance lobby of the building is spacious, elegant, nicely decorated and very well maintained. Access to the second floor apartment is via stairs or a lift. Entering No.5, engineered oak flooring, with underfloor heating downstairs, leads through a welcoming entrance hall and an attractive glass door to the open plan living/dining/kitchen space.

This features a high ceiling and two large, elegant windows flooding the apartment with light. The city views are unrivalled across Bath's most famous historic buildings and to the Folly Hills beyond. The sun rises over the Abbey, beautifully framed by the windows, and sets behind the Thermae Spa – the view of the Abbey lit at night is spectacular. The open plan kitchen is fitted with quality Siemens appliances, high quality units, stylish Silestone quartz worktop and breakfast bar. There are spotlights and ambient lighting throughout. The bedroom is accessed via four steps up from the hallway. It is carpeted with underfloor heating beneath and there are two large integrated bespoke wardrobes. A 'smart window' is the feature with controlled tinting privacy glass overlooking the living room, and the city views beyond. Below the bedroom is an unique storage area, thoughtfully designed to ensure clutter free living. The bathroom is stylishly finished with fully tiled ceramic walls and non slip floor. Adjacent to this is a utility cupboard that houses the washing machine/dryer and a further cupboard housing the heat recovery system.

The property can obtain 1 parking permit for Bath central zone.





## Property Information

**Tenure:** Lease residue of 150 years from 2015  
**Management Company:** HML Chilton Ltd.

**Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.  
 Underfloor heating.

Air circulation system. Hot water by central gas boiler  
 (individually metered to apartments)

**Local Authority:** Bath and North East  
 Somerset Council

**Council Tax:** Band D

**EPC:** C

**Postcode:** BA1 1AZ

**What3Words:** /// reader.stop.lakes

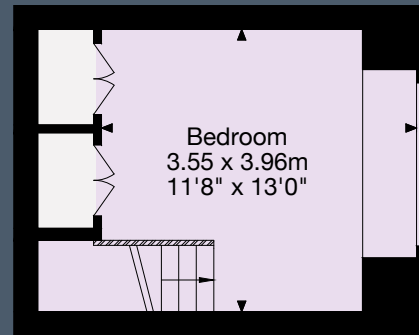
**Viewings:** All viewings strictly by appointment only  
 through the vendor's selling agents,  
 Knight Frank LLP.



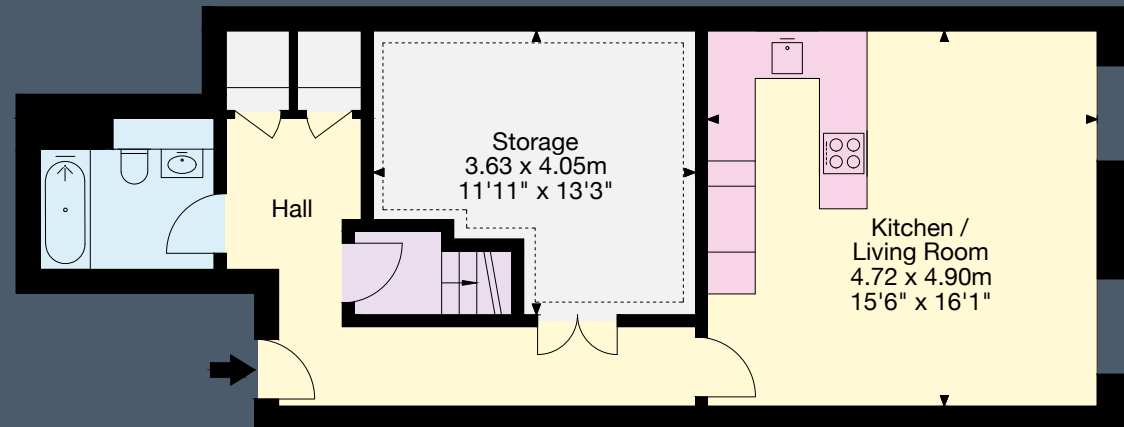
### Approximate Gross Internal Floor Area

72 sq.m / 773 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor

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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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