

# Flat 2, 102 Sydney Place

Bath





An impressive Grade I listed, one bedroom, ground floor apartment with a prestigious address.

M4 (J17 or 18) 10 miles, Central Bath 0.5 miles  
(Distances and times approximate).



Summary of accommodation

The House

Ground Floor: Communal Entrance Hall | Hall | Kitchen/Dining/Living Room | Bedroom | Bathroom



Situation

(Distances and times are approximate)

Sydney Place (home to Jane Austen 1801-1803, Queen Charlotte 1817, and William IV) is situated in a highly desirable area of Bathwick, along the western edge of Sydney Gardens.



The city centre is a short, level walk along Great Pulteney Street and over Pulteney Bridge with a range of amenities including extensive shopping (Waitrose supermarket is within 0.5 miles), museums, theatres and art galleries.



An excellent range of private and state schools, catering for all age groups, which include King Edwards, Kingswood and The Royal High, are all within easy reach.



Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.



Nearby is The Holburne Museum (within Sydney Gardens), Henrietta Park and Bath Recreation Ground, home to Bath Rugby.





## The Property

Georgian architecture is at its finest in Sydney Place; number 102 featuring elaborate ironwork, decorative windows and elegant proportions. Flat 2 shares its main front door with four other apartments - the communal entrance hall has flagstone flooring and huge double doors with a transom window that leads to this ground floor apartment's own entrance.

Inside, the apartment has been designed to maximise the architecture and incorporate additional storage. An inner hall has a lowered ceiling, intercom system and doors to each of the rooms. The main kitchen/dining/living room is impressive, with high ceilings, ornate coving and dado rail and two arched and panelled windows with views of The Holburne Museum and Sydney Gardens. Original wooden floorboards run the full length of the room. The contemporary kitchen, with sleek, minimal units and island, is at one end of the room and a fireplace with marble surround is a focal point along one wall.

The bedroom is at the rear of the property, its large, shuttered windows overlooking a walled garden. There's storage and shelving built into the alcove spaces, and further storage on a mezzanine level reached via a step ladder (this space is above the internal hall and bathroom).





## Property Information

**Tenure:** We are advised that the property is  
Share of Freehold

999 years from September 1977

Service charge £475 per annum

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

**Local Authority:** Bath and North East Somerset -  
01225 477000

**Council Tax:** Band D

**EPC:** D

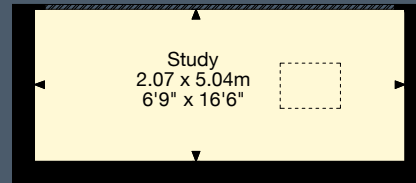
**Postcode:** BA2 6NE

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

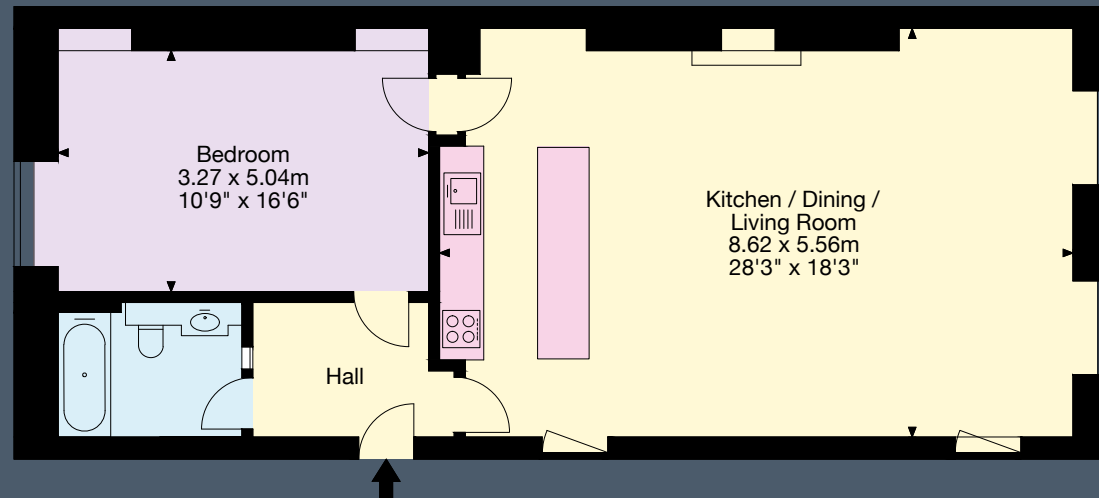


Approximate Gross Internal Floor Area  
87 sq.m / 936 sq.ft

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.



Mezzanine



Ground Floor

**Knight Frank**  
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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 March 2025. Photographs and videos dated March 2025.

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