

# Flat 7, 4-5 Sion Hill Place

Bath





# A two bedroom Grade I listed lower ground apartment in a quiet road on the northern slopes.

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles  
(All distances are approximate).

  
3

  
1

  
3

## Summary of accommodation

### Main House

Ground Floor: Communal Hall

Lower Ground Floor: Hall | Living Room | Kitchen | Dining Room | Utility | Bedroom | Family Bathroom | Study area

Two Occasional Bedrooms | WC

### Outside

Front courtyard | On-street permit parking | Communal Front Garden



## Situation

(Distances and times are approximate)

Sion Hill Place is in a private, yet central Bath location, a short walk from the city centre, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.



There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.



A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School, located within easy walking distance.



Communications are excellent with the M4 (J18) providing easy access to to Bristol, Swindon, Oxford and London.

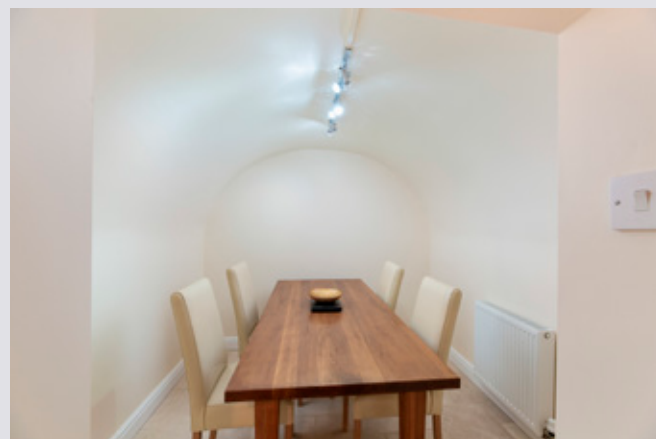


Bath Spa station provides high speed train services to London, Bristol and the Southwest as well as transport links to Bristol International Airport.



Sion Hill Place is also surrounded by the open spaces of Bath Approach Golf Course and Victoria Park and its elevated position connects it easily to the Cotswold Way and its countryside walks, hills and woodlands.





## The House

Flat 7 is an immaculate lower ground apartment that has been renovated to enhance all of the available spaces, including vaults. There are two entrances: one via the main front door via a communal hallway, the other down external steps at the front into a small courtyard and into the flat via the utility room.

The front is south facing, so light floods through a large window into the living room, which has a gas-effect fire as a focal point. Portland stone flooring flows through the fitted galley kitchen' should be changed to 'Marble stone flooring flows through the fitted galley kitchen.

The stylish tiled flooring, with underfloor heating, continues through the rest of the apartment; along the hall there's a large linen store cupboard, a WC and doors to the rest of the accommodation. There's a family bathroom and a good-sized bedroom with a fireplace and built-in wardrobes either side.

The rear courtyard was converted in 2014, adding a glazed roof and extending the living accommodation outside. Here, there's a study area with fitted storage along one wall and two vaults which are used as occasional guest bedrooms.







## Outside

There's a small, south-facing front courtyard, with steps up to street level. Sion Hill Place has a communal lawn at its front, shared by all of the residents.

## Property Information

**Tenure:** We are advised that the property is Leasehold, with a share of the Freehold.

**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

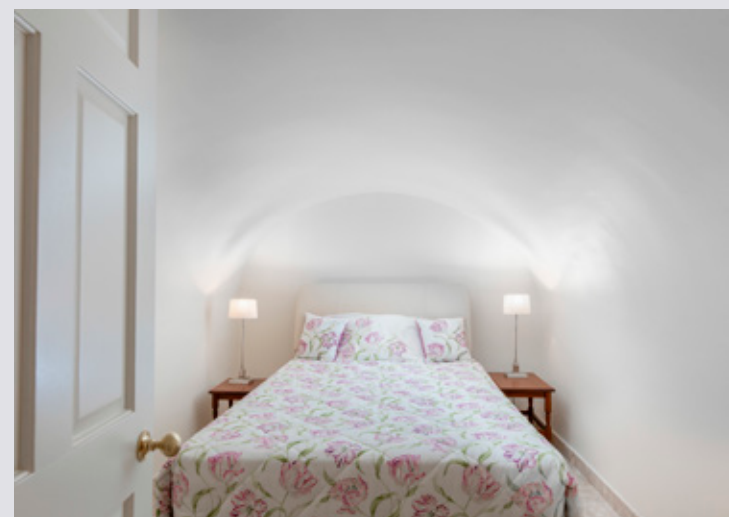
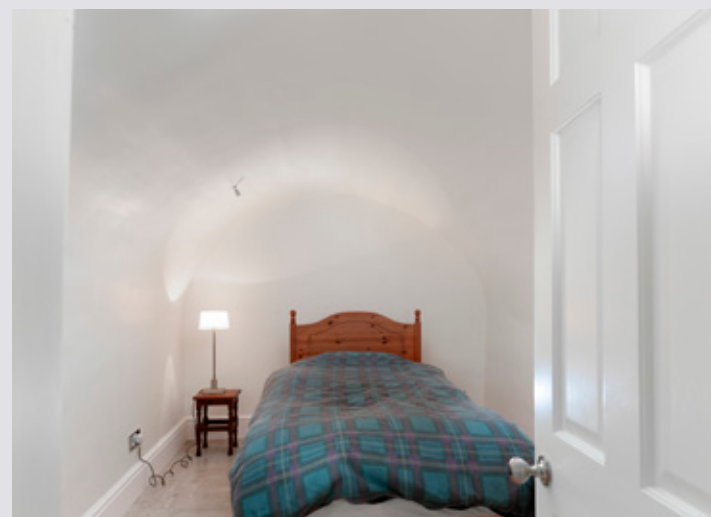
**Council Tax:** Band E

**EPC:** C

**Guide Price:** £595,000

**Postcode:** BA1 5SJ

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



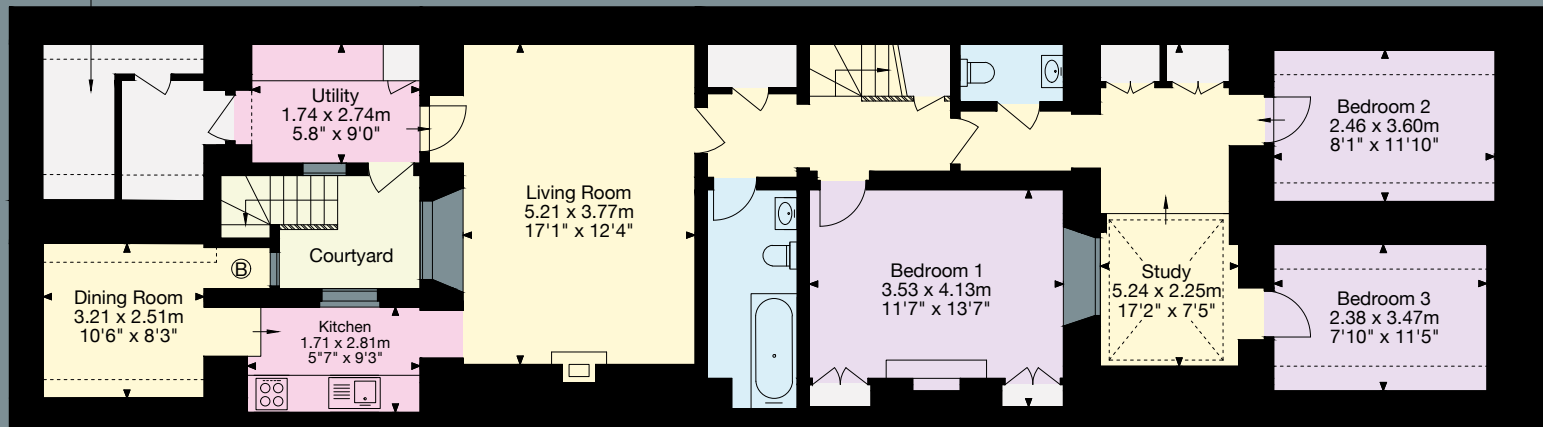


Approximate Gross Internal Floor Area  
118 sq.m / 1,270 sq.ft

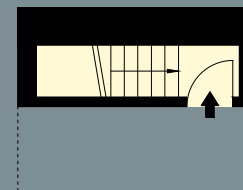
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Communal Meter Access



Basement Level



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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