

Garden Flat, 16 Brock Street

Bath





A Grade II* garden apartment over two floors, in a highly desirable city centre location.

M4 (J17 or 18) 10 miles, Central Bath 0.25 miles
(All distances are approximate).


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Summary of accommodation

Main House

Ground Floor: Communal Hall | Living Room | Kitchen/Dining Room
First Floor: Two Bedrooms | Bathroom | Shower Room | Study | Storage

Garden and Grounds

Front courtyard | Rear Walled Garden

Situation

(Distances and times are approximate)

In the heart of Bath, Brock Street is an elegant terrace of 17 Georgian townhouses joining The Royal Circus to The Royal Crescent and backing onto Royal Victoria Park's 57 acres of open parkland and botanical gardens.

There is easy access to local shops and amenities located nearby in the pedestrianised street of Margaret's Buildings and in St James' Square and Bath city centre.

Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries.

There are several excellent local schools in both the state and independent sectors and the University of Bath has an international reputation for its high standards and Olympic training facilities.

Bath Spa has a mainline rail link to London Paddington (journey time approx. 90 mins) and Bristol Temple Meads (journey time approx. 15 mins).



The Property

Number 16's entrance is unique in the terrace, its elaborate Gothic Revival porch an example of the elaborate architectural design of the times. The garden flat occupies the ground and lower ground floors of this attractive Georgian townhouse, reached through an elegant communal hallway with tiled flooring and decorative transom windows that allow light into the space.

The entrance to the apartment is straight into the living room which features Venetian sashed windows with views across the rear, south-facing garden and to the park beyond.

A fireplace with marble mantle provides an alternative focal point to the room, flanked by arched alcoves. A soft, neutral colour palette here and throughout the apartment complements the historical features. An internal hall leads to the kitchen/dining room at the front of the house, also with Venetian windows. The kitchen is well-designed with units on three sides of the room. Some have open shelving and glass fronted wall cupboards, there's a gas hob and extractor fan and twin electric ovens.

Between the two rooms on this level, a staircase leads to the lower ground floor and the two good-sized bedrooms. One bedroom has a large, built-in wardrobe and windows to the small courtyard at the front of the house. The adjacent bathroom has tiled flooring and a bath. Along the hallway is the principal bedroom, occupying the same footprint as the living room above, and featuring similar arched alcoves and fireplace. There are three glazed doorways: two are mirrored; the central one leads to a tiled inner hall with a shower room to the left, a door to the rear garden straight ahead, and to a study on the right. Though ceiling heights here are lower than on the ground floor, the clever use of glazing enables each of these rooms to benefit from the light.







FLOORPLAN

Approximate Gross Internal Floor Area
166 sq.m / 1,797 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.



Outside

At the front of the house on Brock Street, ironwork steps lead to a small courtyard and storage on the lower ground floor.

At the rear, the garden is accessed from both floors. From the living room, steps down lead to a gravelled dining terrace/seating area. From the lower ground floor, access is via the bedroom to a paved terrace. The garden is mostly paved, with a rill at its centre and flowerbeds along the walls on either side. There are some mature shrubs and climbers, as well as hedging and a Box parterre at the far end of the garden, where a gate opens into the pathway leading to Royal Victoria Park.

Property Information

Tenure: Share of Freehold.
948 years remaining on a 999 year lease.

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: TBC

Guide Price: £895,000

Postcode: BA1 2LW

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



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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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