

Upper Maisonette

3 Marlborough Buildings, Bath





A gorgeous four-bedroom upper maisonette with some of the best views in Central Bath

M4 (J18) 10 miles, Central Bath 0.6 miles
(Distance approximate).


4


3


3

Summary of accommodation

Main House

- Ground Floor: Communal Hall | Lobby | Home Office/Study
- Second Floor: Kitchen/Breakfast Room | Drawing Room | Dining Room/Study | Utility | Bathroom
- Third Floor: Principal Bedroom Suite | Three Further Bedrooms | Shower Room | WC

Outside

Residents Permit Parking for two cars and visitor permits | Bin store in Vaults

Situation

Marlborough Buildings is a Grade II listed terrace of Georgian townhouses, set between the Royal Crescent lawn and Royal Victoria Park. The area has an active residents association and excellent local amenities, including pubs, restaurants, shops, pharmacy, cafés and parks with tennis courts, a par 3 golf course and an extensive children's play area.



The central location also offers easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.



There is an abundance of sporting opportunities in and around Bath including rugby, cricket, golf and horse racing.



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



The House

Number 3 Marlborough Buildings is divided into only two maisonettes, which share the front entrance and hall. Upper Maisonette has its own private entrance lobby on the ground floor and stairs up. On the first half-landing is the office/study – a great space for working from home as it is separate from the main apartment, and has views across the Victoria Park greenhouses and allotments.

Up to the second floor, there is another doorway into the main apartment. Here, the drawing room has elegant proportions, a working fireplace and exceptional views of the Royal Crescent across the lawn. The adjoining dining room/study enjoys the same east-facing views through sashed windows.

The spacious kitchen/breakfast room has Nolte units and Caesarstone worktops, with Siemens fitted oven and dishwasher as well as a warming drawer and wine fridge. The central unit, which contains a fitted combi microwave/fan oven, can be moved, so the layout/space is flexible. There is a fireplace and alcove storage, plus plenty of room for a large fridge/freezer and other furniture or additional kitchen units.

More storage can be found in three discreet, built-in hall cupboards. The staircase runs up one side to a half landing where there is a bathroom; stairs up in the other direction lead to the third floor bedrooms. Here there is a spacious central landing with skylight and doors to the rest of the accommodation. The principal bedroom has extensive fitted wardrobes along one wall, and views west to the park, its modern ensuite has twin basins, heated tiled flooring, a WC and a large walk-in shower. There is another double bedroom on this side of the house, also with a built-in wardrobe.





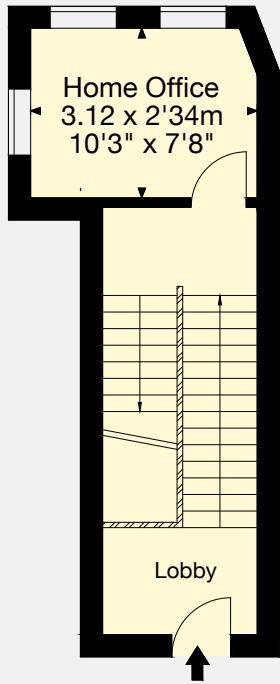
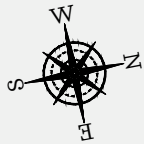
The other two bedrooms, a large and a small double, are at the front of the house, and share a shower room and a separate WC; they are set up as a family “suite”, with an additional door offering privacy from the landing. A very large loft space accessed via a retractable ladder, offers extra storage.



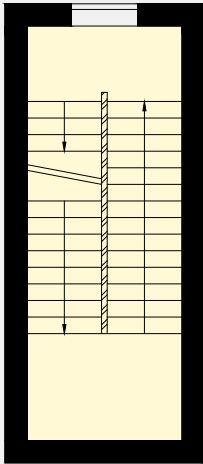
FLOORPLAN

Approximate Gross Internal Floor Area
192 sq.m / 2,068 sq.ft

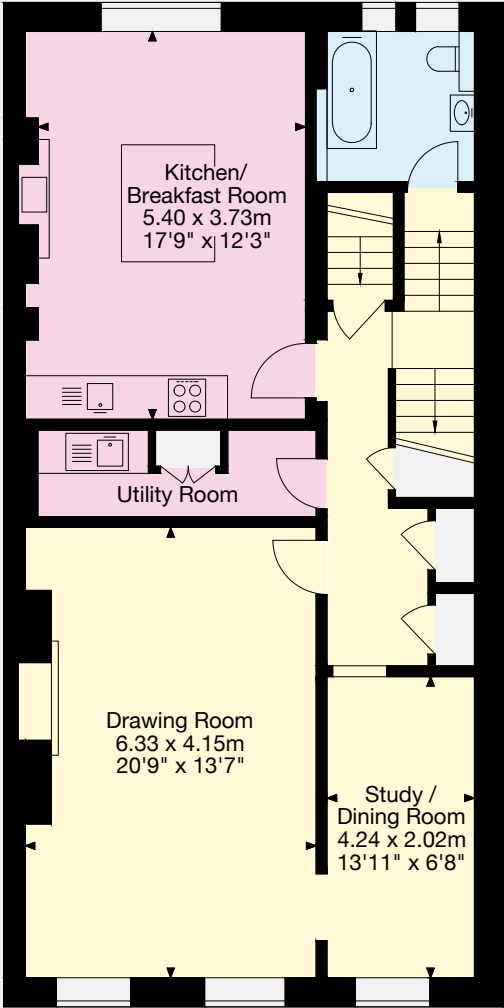
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



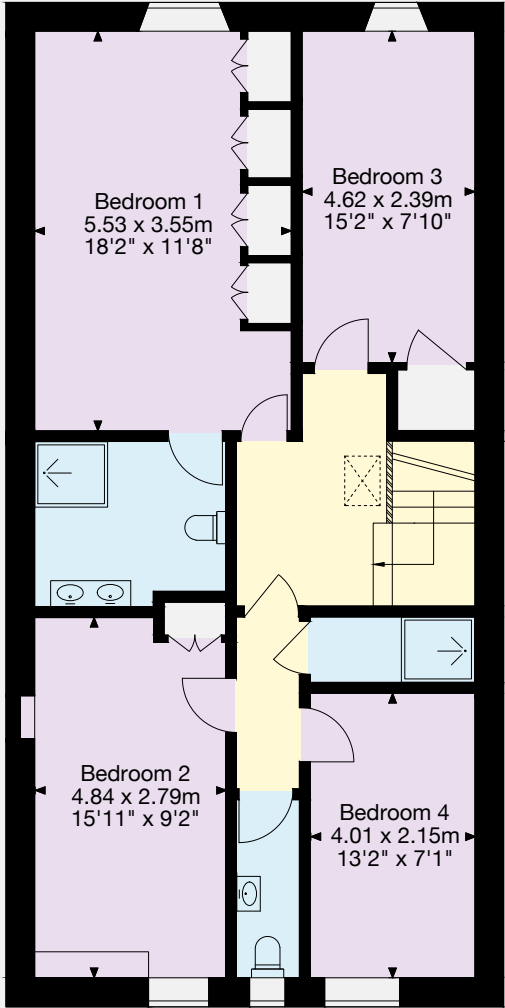
Ground Floor



First Floor



Second Floor



Third Floor



Property Information

Method of sale: We are advised that the property is leasehold with a share of the Freehold.

There is no set charge; costs are covered as they arise. Since the house has two owners, all expenses are split equally, 50/50.

Services: We are advised that mains water, electricity, gas and drainage are connected to the property. Share of Freehold (999 years from 2011). Building maintenance is managed by residents (of which there are two). Upper Maisonette is responsible for 40% of all outgoings.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band F

EPC: D

Guide Price: £1,150,000

Postcode: BA1 2LX



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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 May 2022.

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