

22 Hope Place

Bath



An immaculate, three-bedroom apartment in a prestigious private development in central Bath

M4 (J17 or 18) 9 miles, Central Bath 0.5 miles (All distances are approximate).



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Summary of accommodation

The Apartment

Hallway | Three Bedrooms (one ensuite) | Bathroom | Open-plan Kitchen/Dining/Living Room | Utility

Outside

2 Parking Spaces | Communal Lawn, Woodland and tennis court | Bin and Bike Stores

In all approximately 6 acres.



Situation

(Distances and times are approximate)

Located on the lower north slopes of Bath, Hope Place is an exclusive, private development of houses and apartments set in six acres of grounds and woodland. Bath city centre is a short stroll downhill, while the location offers easy access to the M4, Bristol, the Cotswolds and beyond.



Bath is a World Heritage City with a wide range of historic and cultural attractions, shops, restaurants, theatres and entertainment facilities and a mainline train station to London Paddington.



There are a range of sporting opportunities such as golf, cricket, horse racing and rugby and a selection of highly regarded private and state schools.



The Apartment

This modern, top floor, three-bedroom apartment is set in an exclusive, private development in a prestigious central Bath location. A secure communal entrance opens to a hallway with the choice of stairs or a lift. Inside the apartment, engineered wooden flooring stretches along the hallway and into the living spaces. There's underfloor heating, attractive lighting and modern fixtures and fittings throughout.

The main living area is open-plan, with a well-equipped kitchen that has soft, grey units, marble worktops, a breakfast bar and island, plus integrated Miele and Neff appliances. A useful and practical utility room is off the kitchen. Three large windows form a focal point of the living room - from which is a south-facing view across Bath and to the hills beyond. The generous living space has room for a large dining table, as well as several sofas, coffee table and so on - it's very flexible.

There are three good-sized bedrooms, all carpeted, along one side of the apartment and all have views across the communal lawns. The ensuite bedroom has built-in wardrobes, a spacious shower room with stylish wall and floor tiles. There's a family bathroom with bath and a useful hall cupboard.



Outside

Hope Place grounds offer both security and privacy.

The apartment comes with two car spaces in a secure, underground car park, with the option of adding lockable storage units. There's electric on the shared spaces outside. The communal grounds and facilities include a generous, flat lawn, tennis court and woodlands, as well as separate bin and bike stores. The grounds are maintained as part of the management fees.

Property Information

Lease length: 999 year lease from June 2018

Ground rent: £250 per annum

Service Charge: £5,100

Services: We are advised that mains water, electricity, gas and drainage are connected to the property. Management fees are approx £5,100pa. Super-fast broadband Internet access is integrated in all rooms.

Local Authority:
Bath and North East Somerset - 01225 477000

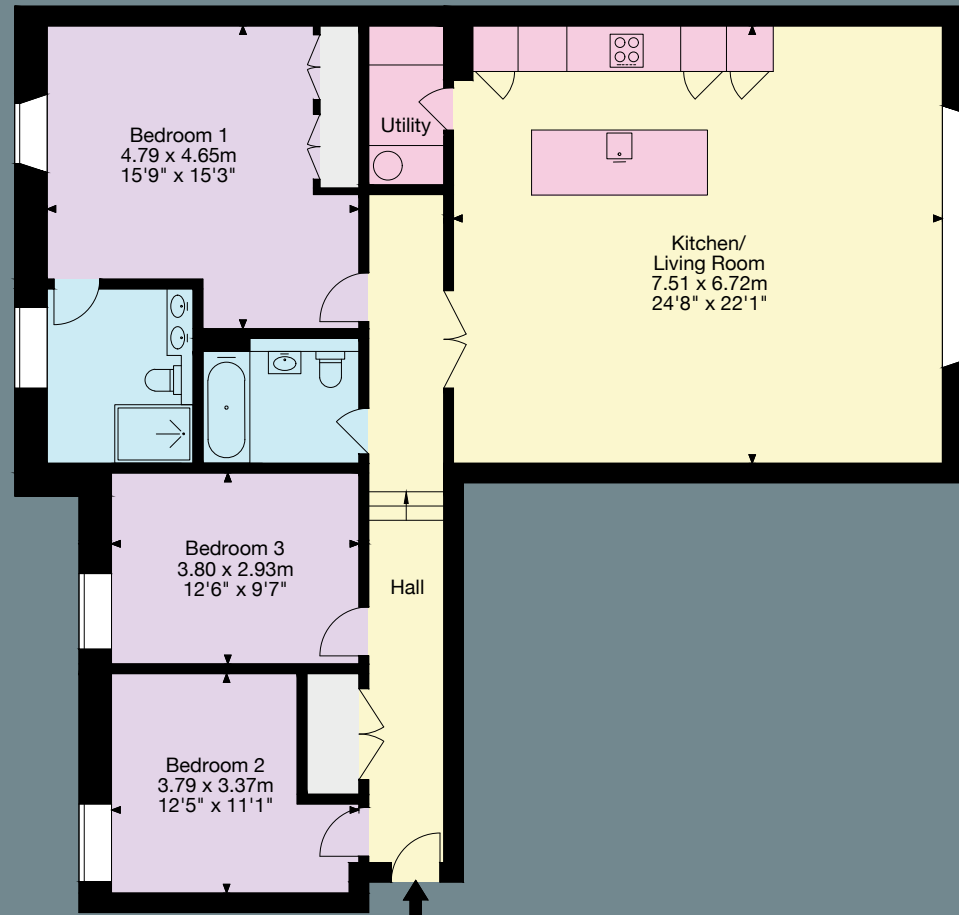
Council Tax: Band G

Method of Sale:
We are advised that the property is Leasehold.

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

Approximate Gross Internal Floor Area
125 sq.m / 1345 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.



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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 June 2025. Photographs and videos dated June 2025.

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