

Marlborough Buildings

Bath





A Grade II listed Georgian townhouse in a magnificent terrace adjacent to Bath’s world famous Royal Crescent.

Bath Spa Station | 1 mile
Bath city centre | 0.6 miles
M4 (Junction 18) | 12 miles

(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor Apartment: Entrance Hall | Living Room | Kitchen | Bathroom | Dining Room or Bedroom

Lower Ground Floor & Garden Level Maisonette: Bedroom with en suite | Double Bedroom | Bathroom | Kitchen/Dining/Living Room | Gym/Office | 2 Vaults | Access to Garden

First Floor Apartment: Living Room | Kitchen | Dining Room (Bedroom) | Bathroom

Second Floor Apartment: Living Room | Kitchen | Double Bedroom | Bathroom

Third Floor Apartment: 2 Double Bedrooms | Living Room | Kitchen | Bathroom

Garden and Grounds

Rear garden | Front courtyard

Situation

(Distances and times are approximate)

Marlborough Buildings is a handsome terrace of Georgian townhouses adjacent to the Royal Crescent,



There are a variety of local shops and amenities a short walk away in St James Square including a newsagent, delicatessen, chemist, hair salon, barbers, laundrette, florist and St James Wine Vaults pub and an excellent local gastro-pub, The Marlborough Tavern. Wonderful walks can be enjoyed across nearby Royal Victoria Park and Botanical Gardens, the Approach Golf Course, Upper Common and on to The Cotswold Way.



The City of Bath and all its cultural, business and recreational facilities are all within less than a mile. There are well regarded schools in both the independent and state sectors along with two universities.



Excellent communication links include Junction 18 of the M4 some 10 miles away and the mainline



Bath Spa Railway Station, connecting to London Paddington in approximately 80 minutes.



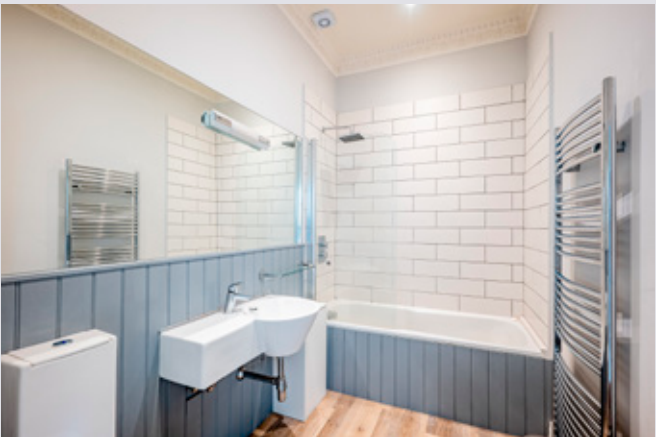
The House

This fine Georgian townhouse forms part of an elegant terrace adjacent to the Royal Crescent. Upon entering the building, you are welcomed into a delightful entrance hall with stairs that lead to the upper floors. No.18 is an impressive single residence with accommodation arranged over six floors. There are many options available for a large family with four self-contained apartments and a lower ground floor and garden maisonette, All the rooms have impressive proportions typical of Georgian townhouses. In particular those on the ground and first floor have very high ceilings and tall sash windows that flood the rooms with light. Throughout the house period features have been retained and effortlessly combined with modern kitchens and bathrooms. This makes it perfect for multi-generational, independent living or some of the accommodation could provide income potential.











FLOORPLAN

Approximate Gross Internal Floor Area
517 sq.m / 5,562 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

There is a charming west-facing rear walled garden. It is a delightful oasis, enclosed and secluded. It enjoys direct access to allotments and Royal Victoria park can be accessed directly via a path and pedestrian gate. A flowerbed is planted with shrubs and there are mature climbers. Parking Permits are available for on street parking.

Property Information

Tenure: Freehold

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

Local Authority: Bath and North East Somerset Council – 01225 477000

Council Tax: Band G

Guide Price: £2,600,000

Postcode: BA1 2LY

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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 April 2025. Photographs and videos dated March 2025.

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