

19 Hope Place

Bath



A beautiful three-bedroom apartment in a prestigious, modern and purpose-built private development in central Bath, with spectacular uninterrupted views over the city and offering 2 garage accessed parking spaces.

M4 (J17 or 18) 9 miles, Central Bath 0.5 miles, London Paddington (direct) 1 hour 20 minutes
(All distances are approximate).


3


2


1

Summary of accommodation

Main House

Large open-plan kitchen/dining/living room | Hallway | Three double bedrooms (one en suite) with one acting as a home office | Bathroom | Utility | Lift access from both the communal entrance and car park

Outside

2 Parking spaces in a gated keypad accessed undercroft garage | Communal formal gardens and lawn, woodland and tennis courts set in about 6 acres of maintained gardens | Secure bike store | Bin store



Situation

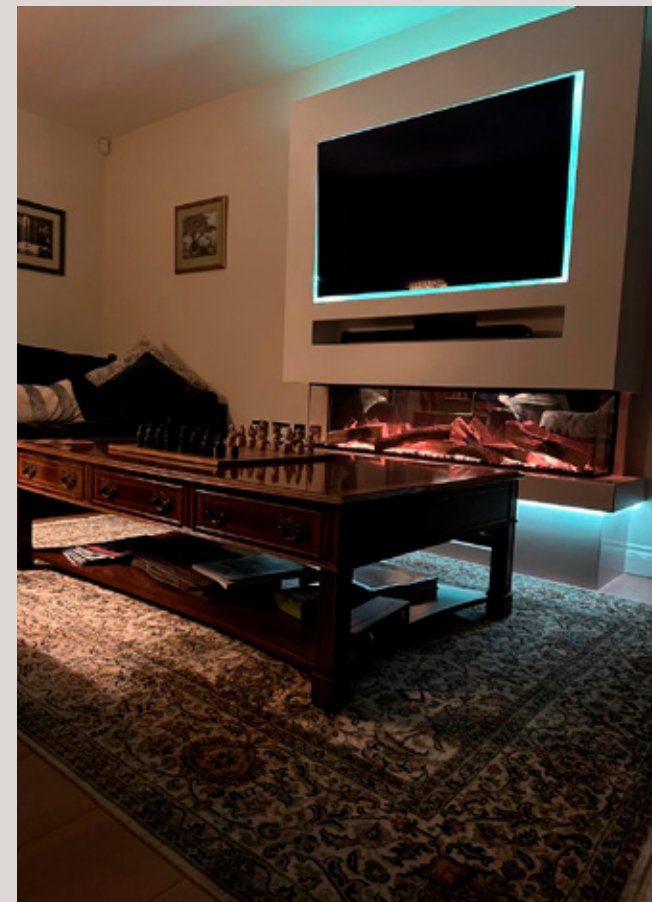
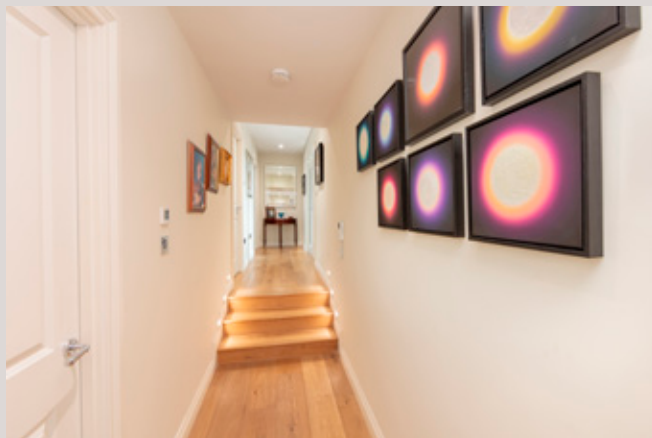
Times and distances are approximate.

Times and distances 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 formal gardens, maintained grounds including a tennis court and a woodland area.

 Bath city centre is a short stroll downhill (approx. 8 minutes to Waitrose), while the estate offers easy access to the M4, Bristol, Bristol Airport, the Cotswolds and beyond, and London Paddington via regular trains from Bath's mainline rail station.

 Bath is a World Heritage City with a wide range of historic and cultural attractions, natural spas, shops, restaurants, theatres and entertainment facilities.

 There is an extensive range of sporting opportunities, including golf courses, cricket, horse racing and rugby, as well as a selection of highly regarded private and state schools



The Property

Sleek and stylish and energy efficient, this modern, first floor, 3-bedroom apartment is set in an exclusive, private development (built in c.2020) in a sought-after prestigious location. A secure communal entrance opens to a hallway with apartment access via stairs or a lift.

Inside, oak wooden flooring stretches along the apartment's hallway and into the principal living space. Zoned underfloor heating is throughout, with sleek lighting and modern fixtures and fittings, particularly Gröhe® and Duravit®, bespoke automated and time-programmable Luxaflex® Powerview electric blinds, heated bathroom mirrors and heated towel rail.

The main living space is open plan, with a well-equipped kitchen: Leich® units, granite worktops, an island unit with breakfast bar, integrated Miele® ovens, Caple integrated wine fridge, dishwasher, and separate fridge & freezer.

A wall-hung media unit and fireplace create a focal point and point of distinction in the living space, while the glazed doors and floor-to-ceiling windows allow light to flood into the room whilst offering extensive, stunning views across Bath and to the hills beyond. There's plenty of room for a large dining table, while a Juliette balcony allows the glazed doors to be open on warm days. It's an attractive space that offers comfortable and flexible accommodation.

There are three good-sized bedrooms, all are carpeted, extending along one side of the apartment. All have views across the formal lawns and woodland, some with full length windows. The master bedroom has built-in wardrobes, while the spacious en suite shower room has a double vanity unit and marble tiled flooring and surfaces. There's a tiled family bathroom, and a hall storage and IT cupboard providing access to fibre broadband. The utility room includes granite work surfaces, more Leich® cupboards, and plumbing for a washing machine and tumble drier.



Outside

Hope Place grounds offer both security and privacy. The apartment comes with two car spaces and locked storage in a secure and gated underground carpark. EV charging is supported on dedicated shared outside spaces.

Property Information

Method of Sale: We are advised that the property presently has 996 years remaining on its lease, with estate freehold transfer contractually agreed with the developer under signed terms.

Services: We are advised that mains water, electricity, gas, drainage and satellite/optical fibre are all connected to the property. Management fees are approx £5,000pa.

Local Authority: Bath and North East Somerset

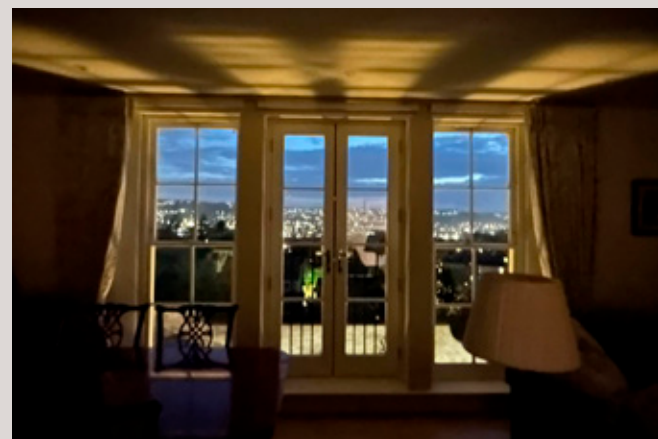
Council Tax Band: G

EPC: B

Postcode: BA1 5DL

Directions: From Bath city centre, head North on Lansdown Road. Turn left just before Lansdown Grove Hotel on the right. Number 19 is at the far end in apartment block above the secure garage parking, with main door access restricted by key-fob or video entry control.

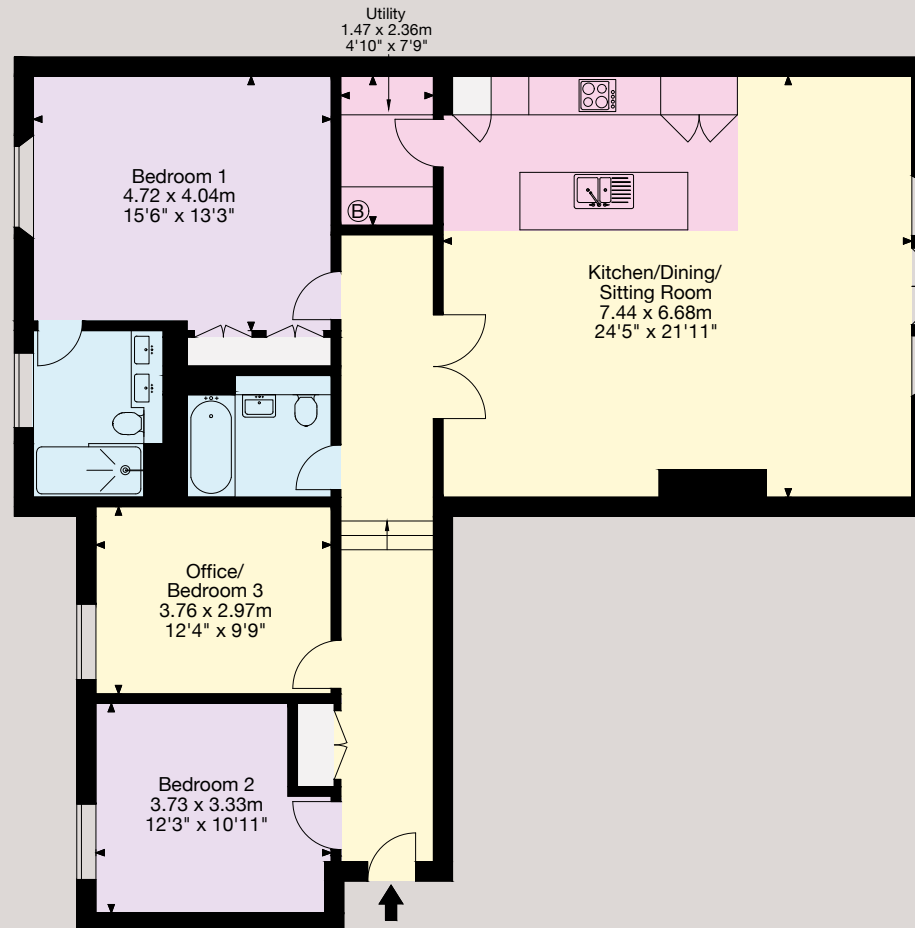
Viewings: Strictly by appointment with Knight Frank LLP.



Approximate Gross Internal Floor Area

Total Area: 127 sq m / 1,369 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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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 July 2025. Photographs and videos dated October 2024.

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