

15 St James's Parade
Bath
BA1





A classic Georgian property in the heart of Bath city centre.



St James's Parade is an attractive street in the heart of Bath city centre, just a short walk from Bath Spa station and with easy access on foot to all of this world heritage city's shops, restaurants, bars and entertainment facilities, as well as its wide range of historic and cultural attractions.

St James's Parade is an attractive street in the heart of Bath city centre, just a short walk from Bath Spa station. A terrace of shops with houses above, featuring Venetian windows on their first floors, number 15 is accessed via a discreet doorway to the right side of a shop front.

Inside, the hallway has storage to the left and, ahead, an original ornate ceiling arch that leads to stairs up to a half-landing with sash window. Further up the stairway, with original banisters and handrail, there are doors to two rooms. First is the Neptune kitchen, with charcoal, units, off-white marble style work surfaces, a central island unit and Baumatic double oven range cooker. Other features include built in cupboards and a wrought iron fireplace.

A doorway directly from the kitchen leads to a spacious Dining/ Living Room that spans the full width of the property. The Venetian triple window seen from the outside forms a central feature on the inside of this room that also has detailed stone corncicing and arched alcoves either side of a fireplace and hearth.

Back to the carpeted hallway, stairs upwards lead to another half-landing and window to the rear, then upwards again to the second floor where there are 2 Bedrooms and a Family Bathroom. Bedroom 1 has a shuttered window to the rear, and original built-in alcove cupboards and a wrought iron fireplace. Bedroom 2 has two windows to the front and features four unique, hand built cabin-style bed units, comprising bed, headboard, bookcase and electric points - ideal for a large family or letting opportunities. The roomy bathroom has both roll top bath and contemporary shower, as well as two basin units.

Stairs up to the third floor spiral round to a larger than expected landing with three further bedrooms and two bathrooms. This home has attractive, neutral decoration throughout and both an intercom and an alarm system.



Approximate Area = 198.2 sq m / 2133 sq ft
Including Limited Use Area (2.0 sq m / 22 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

Knight Frank
Bath
4 Wood Street
Queen Square
Bath BA1 2JQ

knightfrank.co.uk

I would be delighted to tell you more.

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com

Directions

From Queen Square, turn left onto Princes Street, left again onto Monmouth Street. Continue in this direction past Sainsbury's on your left and onto Westgate Buildings. At the junction, turn left on to St James's Parade where number 15 can be found on the right hand side.

Services

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

Local Authority

Bath and North East Somerset Council 01225 477000

Tenure

Freehold

Rateable Value

April 2017 - Present: £12,750

Viewings

Strictly by prior appointment with the agent.

NB. Shop floor is not shown in the floor plan but is included in the property sale.



Connecting people & property, perfectly.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property; and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc, show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.