



# 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 cornicing 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.

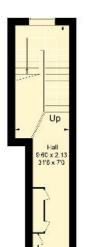


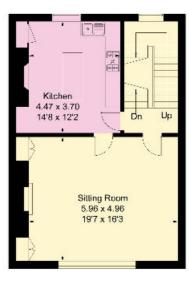


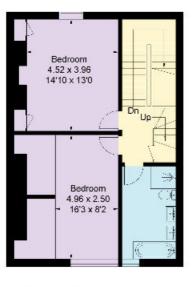


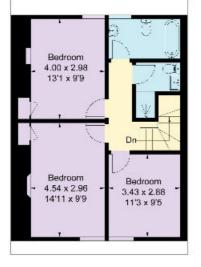
Approximate Area = 198.2 sq m / 2133 sq ft Including Limited Use Area (2.0 sq m / 22 sq ft)











First Floor

Ground Floor First Floor

Second Floor

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 BA12JQ

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I would be delighted to tell you more.

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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.

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