



13A QUEEN SQUARE

BA1



AN ELEGANT MAISONETTE BLENDING GEORGIAN CHARM WITH CONTEMPORARY DESIGN, COMPLETE WITH PRIVATE FRONT DOOR AND TERRACE

This beautifully renovated apartment offers refined city living behind an elegant Bath stone façade

			EPC
2	2	1	TBC

Services: We are advised that the property is connected to mains electricity, water and drainage
Local Authority: Bath and North East Somerset Council
Council Tax: TBC
Method of Sale: Leasehold, 999 years from 2025 with £1 ground rent PA



SITUATION

Occupying a prominent position on the south side of Queen Square, this exceptional maisonette lies within one of Bath's most admired Georgian settings. Designed by John Wood the Elder between 1728 and 1735, the square was Bath's first architectural landmark and remains a vibrant part of the city centre. Its formal gardens, enclosed by wrought iron railings, create a tranquil contrast to the surrounding Georgian façades.

Just a few minutes' walk away are The Circus, Royal Crescent, and Milson Street, together with Bath's wide selection of independent retailers, cafés, and restaurants. The city also offers excellent schools, cultural venues, and easy access to Bath Spa station, which provides regular services to London Paddington in around 75 minutes.



THE MAISONETTE

Entered via its own private front door, the property combines Georgian scale with a clean, modern aesthetic.

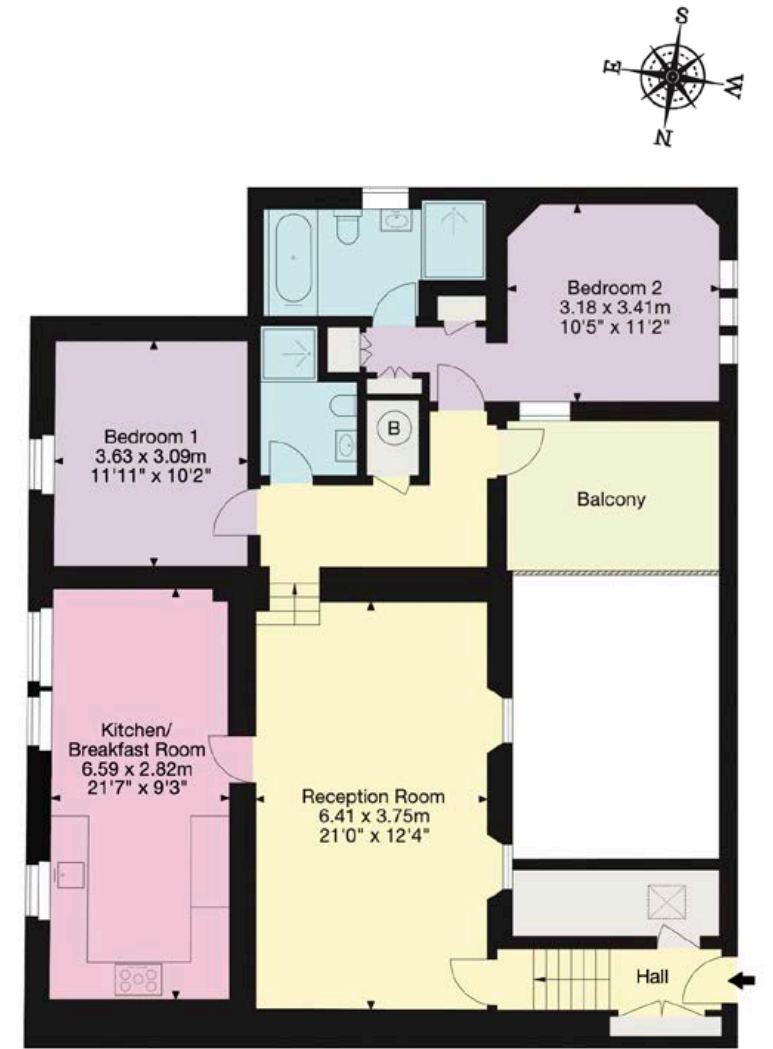
The spacious kitchen and dining room is the heart of the home, featuring vaulted ceilings, bespoke cabinetry in a two-tone finish, quartz worktops, and Bosch appliances. Brass fittings add warmth, while sash windows flood the space with natural light.

A generous reception room to the front retains period proportions and a feature fireplace, creating a calm and versatile living area.

There are two double bedrooms, both finished in soft, neutral tones. The principal bedroom enjoys access to a private south-facing terrace, offering a rare outdoor retreat in the city.

The bathroom has been designed with the same attention to detail, featuring limestone-style tiling, a fluted oak vanity, brushed brass fittings, and a separate bath and shower.

Throughout, the maisonette combines timeless materials and craftsmanship with thoughtful design, creating a home that feels both elegant and effortless.



Approximate Gross Internal Area = 103 sq m / 1,108 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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