

51 St James's Park, Bath BA1 2SX

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51 St James's Park, Bath BA1 2SX

A tastefully refurbished, purpose built townhouse, in a quiet location just 2 minutes from the Royal Crescent and some of Bath's finest architecture with off-street parking and a secure garage.

- Brand new refurbishment
- 2 Double bedrooms
- Spacious reception room
- Off-street parking
- Garage with remote electric roller shutter door



Description

The best way to describe this property is versatile. With spacious accommodation arranged over three floors and a generous garage, it is secure and quiet, perfect for the smaller family or is the ideal lock-up-and-leave, second home or holiday let.

It would also appeal to a sports enthusiast, keen motorcyclist, cyclist, or vintage car owner wanting easy access and a secure on-site location.

The oak front door leads through to a useful porch with hanging space for coats and muddy boots.

The kitchen has been recently refurbished with top quality NEF appliances fully integrated behind the modern acrylic finished unit doors. There is a full-sized dishwasher, electric fan oven, gas hob, and fridge. The German Quartzforms worktops incorporate a breakfast bar sitting area and drainer, with a generous amount of food preparation space. The sitting room is south-west facing and features a living flame cassette fireplace providing warmth and ambiance with a spacious dining area.

Upstairs there two generous double bedrooms one with built-in wardrobe storage. The shower room has a modern white suite with a large glass shower enclosure and handbasin.



Description (cont.)

One feature that attracts people to these houses is the secure garage on the ground floor with a remote, electrically operated roller shutter door. At 11' (3.4m) wide and 17' (5.2m) deep it is the perfect space for those with sports, hobbies or 2nd vehicles.

The property is gas centrally heated with hot and cold running water and a utility area for a washing machine, tumble dryer and freezer. In the current climate of electric vehicles becoming ever more popular, home charging either on the drive off-street or in a secure garage will become ever more important and is rare in a World Heritage City.

Situation

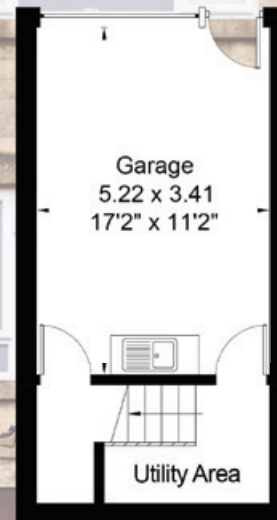
St James's Park is tucked away behind the Royal Crescent near to St James's Square and is a quiet residential area. The property is a short walk from local amenities including a local delicatessen, Chemist, convenience store and the well renowned St James's Wine Vaults known for its pub quiz evenings and jazz and blues in the vaults.

General Information

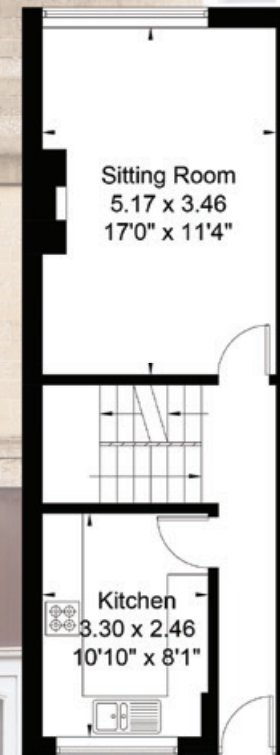
Tenure:	Freehold
Services:	All mains services are connected; gas central heating
Council Tax:	Band C
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



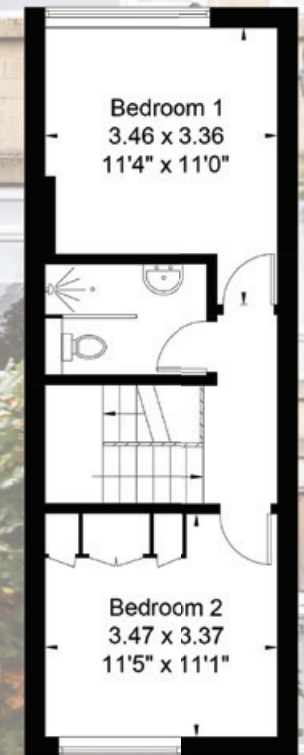
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Approximate Gross Internal Area = 98.1 sq m - 1055 sq ft



Ground Floor



First Floor



Second Floor

Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.

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