



STONIER
• HOBBS
RESIDENTIAL

Garden Flat, 11 Bladud Buildings, Bath BA1 5LS

PROFESSIONAL SERVICE
PERSONALLY DELIVERED

Garden Flat, 11 Bladud Buildings, Bath BA1 5LS

A charming 2 bedroom maisonette with a secluded garden in the city centre.

- Two floor maisonette
- Central location
- Secluded garden
- Stunning south-facing drawing room



Description

This maisonette garden apartment is truly one-of-a-kind.

From the moment you walk in the front door you are greeted by an abundance of period features. The drawing room has original floorboards which reflect the south-facing light flooding in from the large sash windows.

There is terrace on this level accessed from the drawing-room that provides the perfect space for morning coffee's in the sunshine. Conveniently the kitchen is tucked away on this floor negating the need for constantly walking up and downstairs.

The accommodation is arranged over two floors with the addition of a mezzanine floor, for an occasional 3rd bedroom or child's den. The drawing room is the full width of the townhouse with a period fireplace and dresser. This leads through to the recently replaced kitchen, cleverly designed with attractive stone worksurfaces.

Downstairs is the shower room, main bedroom, and occasional 2nd bedroom or dressing room





Description (cont.)

Both rooms have their own access to the garden, the main bedroom leads through to a conservatory then onto the garden. This layout works really well and has been used as a craft room, sewing room not to mention bright and light day sitting room.

The garden is in an elevated position as it sits above Walcot Street overlooking the city yet completely private. It is full of colour with mature shrubs and borders enclosed by period stone walls and box hedging.

Situation

The property is known as Bladud Buildings which is a small terrace at the top of Broad Street, leading onto the Paragon. As this maisonette apartment is at the rear of the property it faces Walcot Street; known as the artisan quarter of Bath with many small businesses, cafe's and restaurants. Tucked above from the hustle and bustle of the city centre yet less than a 5-minute walk to Waitrose and 15 minutes to the station. Bath Spa station has direct mainline links to London Paddington (90 minutes). The M4 (junction 19) is 9 miles North.

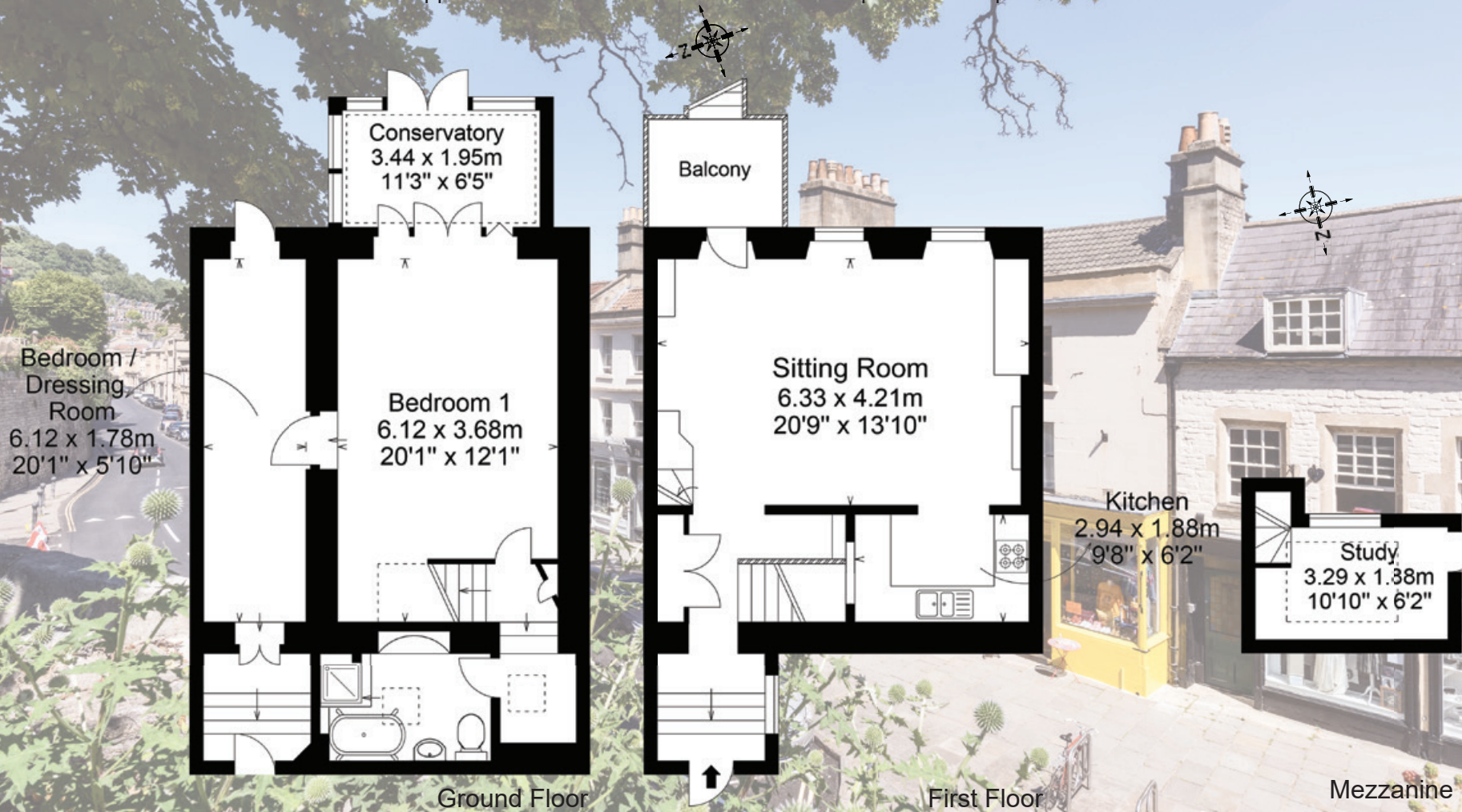
There are some excellent local schools; several are within walking distance including Bathwick St. Mary's, Widcombe Primary and Infants, King Edwards, The Paragon and Prior Park College. The University of Bath is World-renowned for its high standards and Olympic training facilities.

General Information

Tenure:	Share of freehold - the residue of a 999-year lease from August 1986
Mngmt Chg:	£115 /m connected
Council Tax:	Band A
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



Garden Flat, 11 Bladud Buildings, Bath, BA1 5LS
Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft



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.

01225 463322

10 Fountain Buildings
Lansdown Road, Bath BA1 5DU

f: 01225 469672

e: post@stonier-hobbs.com

www.stonier-hobbs.com

