



WentWorth  
Estate Agents



# Flat 1, 32 New King Street, Bath, Somerset, BA1 2BL

▪ Georgian Garden Maisonette ▪ City Centre Location ▪ Living Room ▪ Kitchen ▪ Courtyard  
Garden ▪ Two Double Bedrooms ▪ Shower Room ▪ Bespoke Shutters In The Bedrooms ▪ No Onward  
Chain ▪ EPC Rating - D

Price guide £375,000

## Location

This beautiful two bedroom maisonette can be found in the central location of New King Street, which is just a few minutes walk into Bath City Centre. Situated just minutes from the Circus, Royal Crescent and Roman Baths, with a huge array of restaurants, cafes, bars, shopping and other public amenities, this property is perfect for anyone looking for a central location. The property also benefits from a short level walk to the train and bus station, which connects you to London, Bristol and other local villages.

## Internal Description

Upon entering the maisonette on the ground floor of this Georgian Building you will find both bedrooms, the master to the front, benefitting from a built in cupboard and the second bedroom over looking the rear. Both bedrooms are doubles in size. The accommodation on the ground floor is completed by a modern shower room. Comprising of a shower cubicle, WC, sink unit with built in storage and a sleek towel rail.

A stair case in the hallway leads to the lower ground floor. A large hallway cupboard provides useful storage, which then leads into a good sized kitchen. There are a range of built in wall and base units with laminate rolled work tops, an inset sink unit, integrated four ring gas hob, oven as well as a metal extractor over. Two large sash windows allow plenty of natural light into the room. Plumbing and space for a washing machine is also located in the kitchen along with a storage cupboard. The south facing living room completes the accommodation. A very light and bright room thanks to the large window and door leading out to the rear courtyard. A feature fireplace provides character and brings a 'cosy' feel to the room, with built-in shelving to either side.

## External Description

The property benefits from a private courtyard garden. A unique and rare feature for this type of property. The partially walled garden is a low maintenance space and allows you to enjoy al-fresco dining during the warmer months. There is also sole use of the vaults to the front for added storage.

## Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

## Additional Information

Tenure - Leasehold

Council Tax Band - C

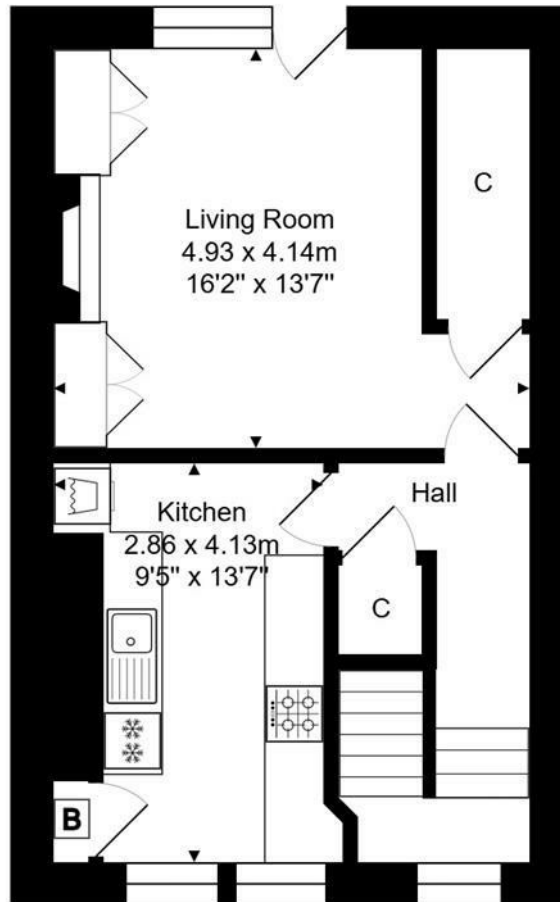
Management Company - Curo

Years remaining - 98

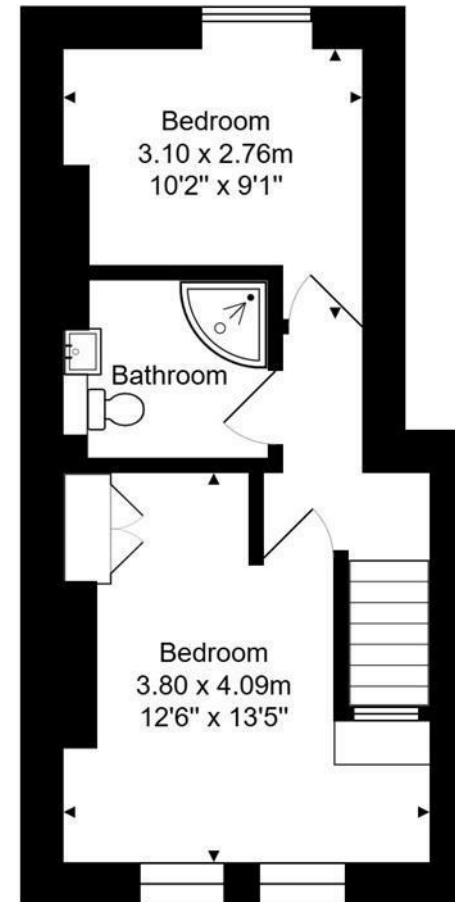
Annual Service Charges - Approx. £1,231

Annual Ground Rent - £TBC





Ground Floor  
Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>



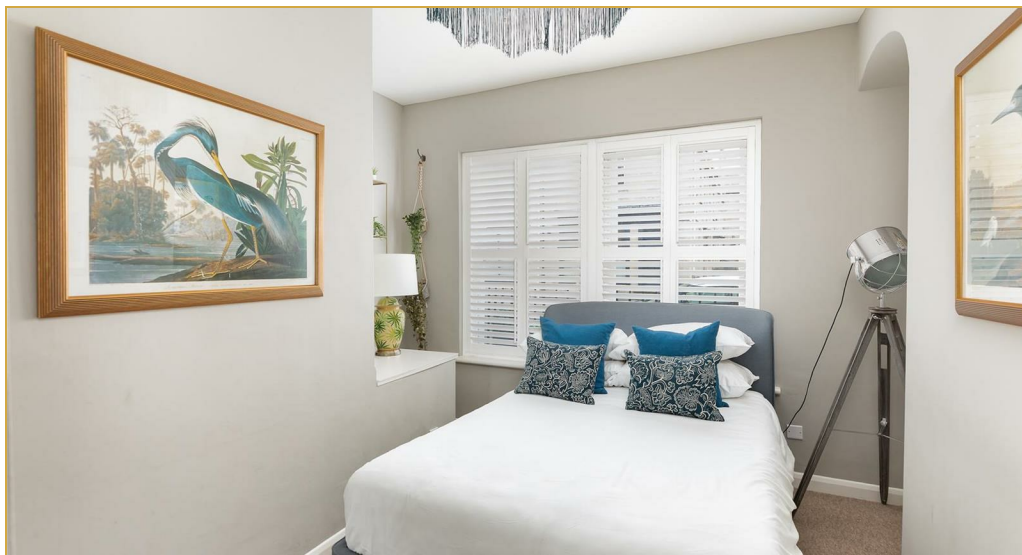
First Floor  
Area: 29.3 m<sup>2</sup> ... 316 ft<sup>2</sup>

Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





Wentworth Estate Agents  
25 Monmouth Street, Bath, BA1 2AP  
01225 904904  
bath@wentworthea.com  
[www.wentworthea.com](http://www.wentworthea.com)

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