



WentWorth  
Estate Agents



# Flat 1, 23 Great Stanhope Street, Bath, BA1 2BQ

▪ Georgian Garden Maisonette ▪ 893 Sq Ft Of Accommodation ▪ Light & Airy Living Room ▪ Sleek Kitchen Dining Room ▪ Two Double Bedrooms ▪ Shower Room & Cloakroom ▪ Private South Facing Rear Garden ▪ EPC Rating - C

## Offers in excess of £400,000

### Location

The apartment is situated in a popular location on Great Stanhope Street, and enjoys a very central location, only a short stroll to the magnificent Royal Crescent, Circus and Victoria Park. Being positioned so centrally, it allows the owners to benefit from all that The World Heritage City of Bath has to offer, with rich cultural, shopping, historic and sporting facilities. For those that need to commute, Bath Spa Railway station, (situated to the south of the City centre,) offers a main line link into London Paddington and Bristol Temple Meads, likewise the M4 Motorway at Junction 18.

### Internal Description

You enter the property into a communal hallway where you will find the door to the apartment on the right hand side. Once inside you have a light entrance hall with stairs leading down to the main living area. To the left hand side you will find the master bedroom and master en-suite cloakroom. The master bedroom is very well proportioned measuring an impressive 18'6"x10'8" and boasts bespoke built in wardrobes as well as sash windows towards the rear with beautifully fitted shutters. The en-suite cloakroom is sleek, and provides a w.c, wash hand basin as well as partially tiled walls. Bedroom two is also a good size double, situated to the front of the property and also benefits from a built in cupboard.

As you head down the stairs you will enter the airy living room with both sash windows and glazed stable door to the rear overlooking the private garden. The living room has an engineered oak floor and bespoke built in cabinetry. The kitchen/dining room was replaced by the current owners and offers a range of both wall and base units as well as a dining island. There is an inset sink unit with mixer taps. There is a built in fridge/freezer, space for slimline dishwasher, washing machine as well as a 'Zanussi' oven and induction hob. The internal accommodation is completed by the family bathroom. There is a fully fitted suite which comprises of a walk in double shower, with hand held shower as well as rain shower head, w.c, sink unit with storage under and vanity unit above. The floors and walls are also fully tiled.

### External Description

You access the rear garden via the living room. This is very well maintained with a beautiful, sunny, southerly aspect. There is a patio area which is a great area for dining or for sitting out on and relaxing during the warmer months. The garden also boasts a mature, well stocked raised flower bed which softens the garden beautifully. You can also benefit from rear access via a garden gate and this is all bound by walls and fencing.

### 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 - with Share Of Freehold

Lease Years Remaining: Circa 953 years

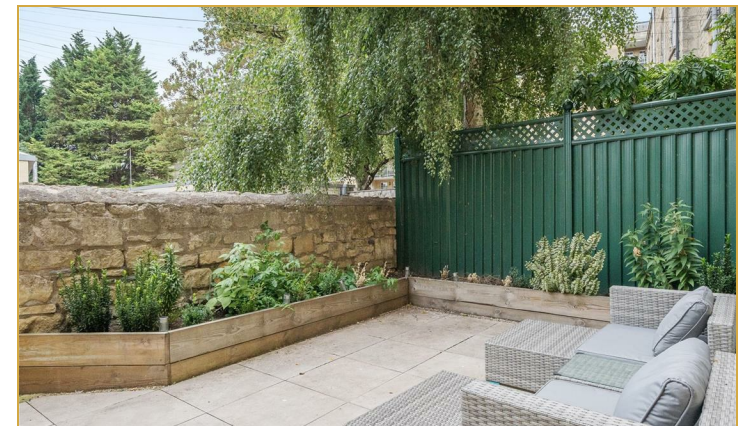
Service Charge: Approx: £1,853 per annum

Ground Rent: Approx: £30 per annum (Currently not collected)

Council Tax Band: C

Local Authority: Bath and North East Somerset

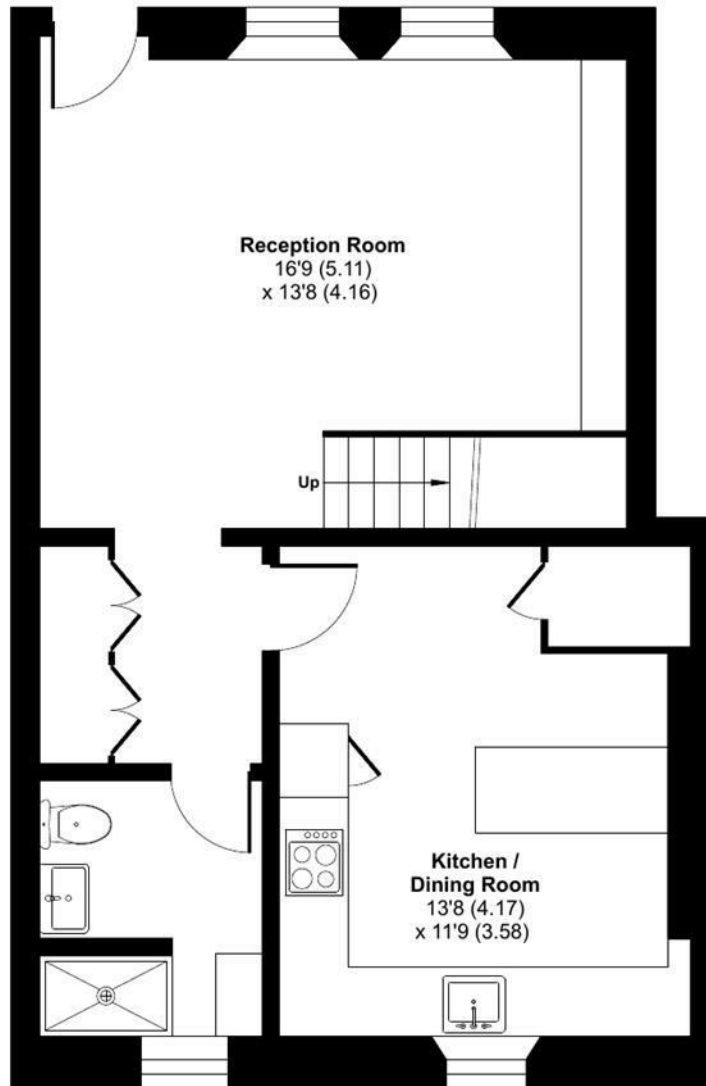
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .



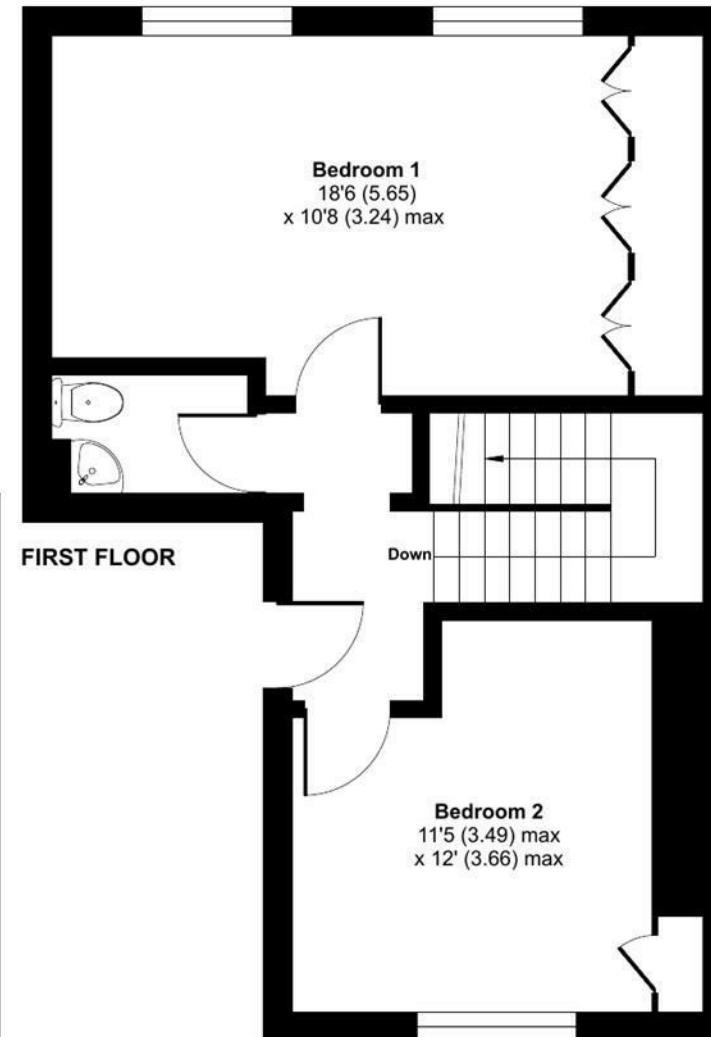
# Great Stanhope Street, Bath, BA1

Approximate Area = 893 sq ft / 82.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

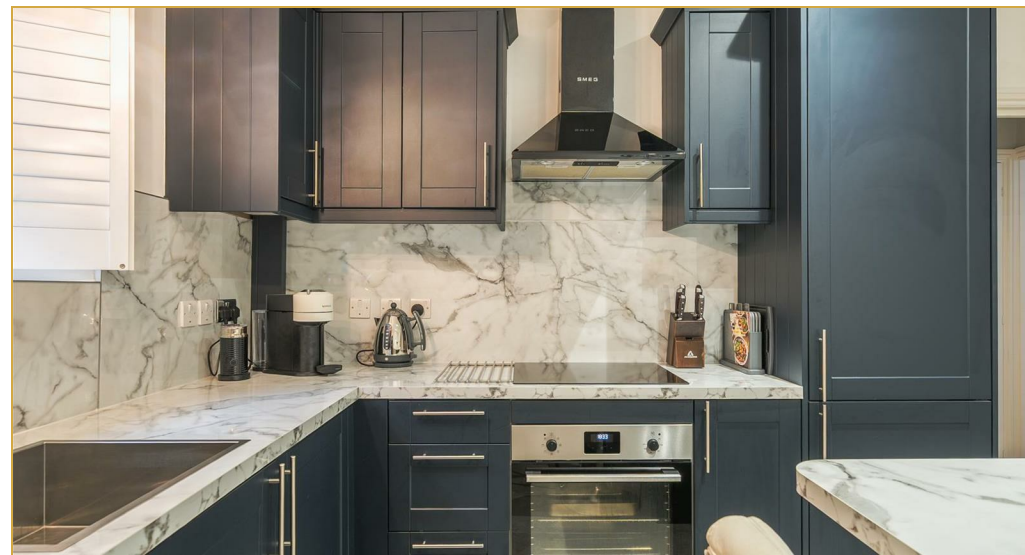
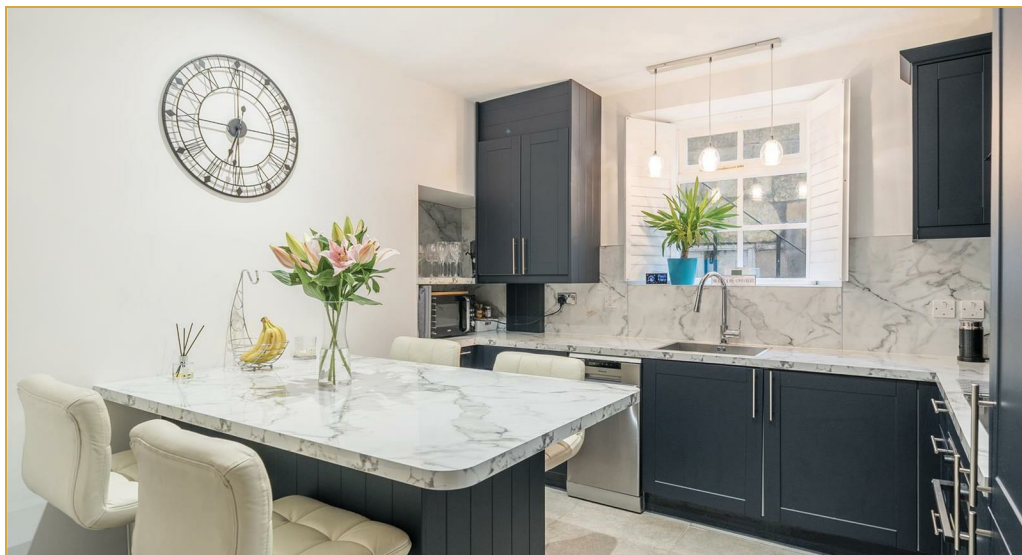


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1336089



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	79
England & Wales		
EU Directive 2002/91/EC		





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