



St James's Square | Bath | BA1 2TS

£1,250 Per month



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EPC Band: D | Council Tax Band: A

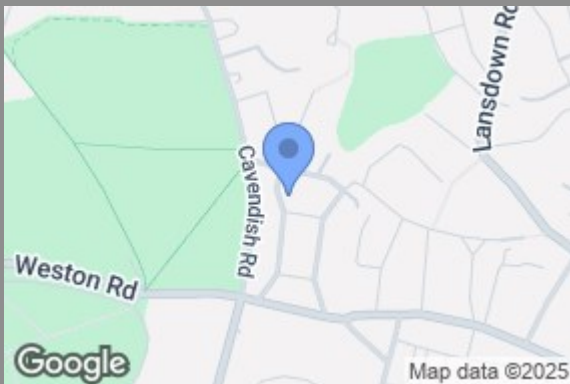
Nestled in the prestigious St James's Square, this Grade I listed apartment offers a blend of historic charm and modern luxury. Having just undergone a complete and comprehensive renovation, this property boasts a unique layout with a fresh aesthetic.

The apartment benefits from a generous private courtyard garden, providing a serene outdoor space perfect for enjoying a morning coffee or an evening glass of wine. The property also benefits from the private resident access to the square garden, further enhancing the appeal.

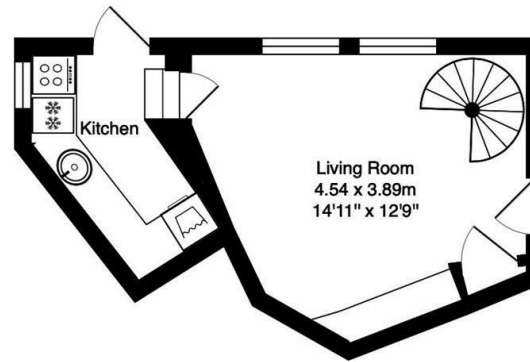
- Newly Renovated Apartment
- Private Resident Access To The Square Garden
- Fully Fitted Kitchen
- Close To Local Amenities
- Private Courtyard Garden
- Sought-after Location
- Council Tax Band A



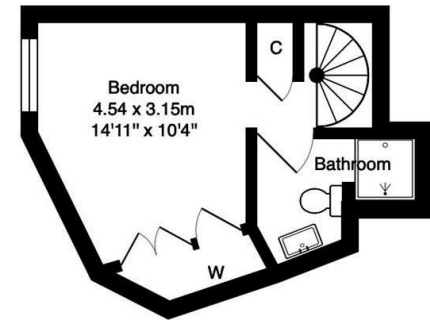




Flat 3, 16 St. James's Square, Bath



Ground Floor
Area: 20.0 m² ... 215 ft²



First Floor
Area: 14.7 m² ... 158 ft²

Total Area: 34.7 m² ... 374 ft²

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.

Area includes internal and external wall thickness

www.energyassessmentservices.co.uk

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

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