

8 & 9 Beauford Square, Bath, BA1



Situation

An exquisite Grade II Listed building forming part of the famous Beauford Square. Recently recognised for its part within the filming of Bridgerton.

Beauford Square is situated in the heart of Bath, a stone's throw from the Bath Theatre Royal, with The Circus, Brock Street and The Royal Crescent to the north, Bath Abbey and Thermae Spa to the south. Bath Spa train station is within a ten-minute walk providing a link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.

Offers in excess of: £1,300,000

Tenure: Freehold

Local authority: Bath and North-East Somerset Council

A unique Grade II listed block of five apartments within a Georgian building, overlooking a private courtyard.



Accommodation

The block is split into five apartments with 9 Beauford Square benefiting from its own separate entrance to the right-hand side of the building.

Apartments 1-4 are accessed from the front of the building, with all apartments benefiting from views across Beauford Square.

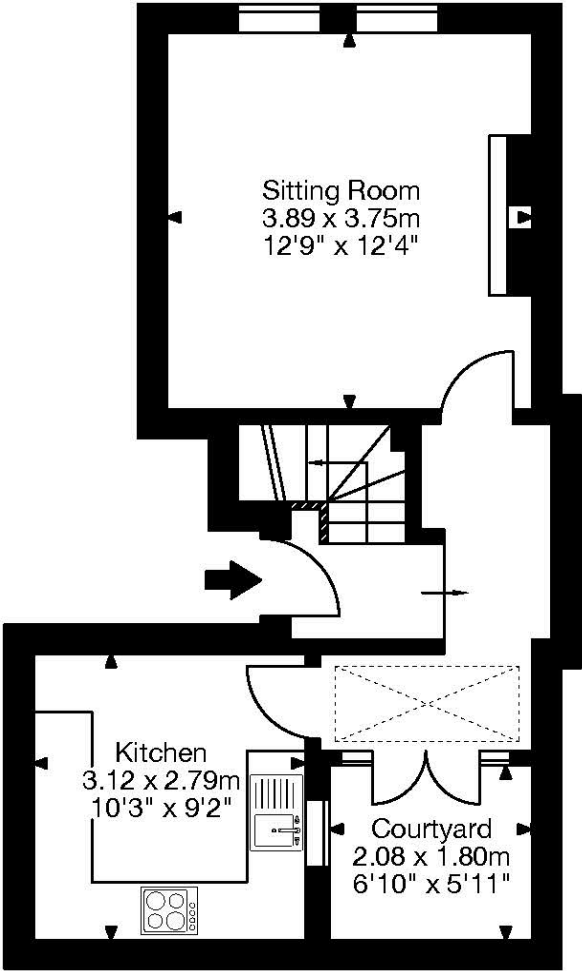
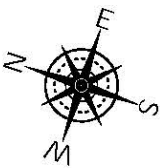
All apartments whilst habitable require cosmetic refurbishment throughout.

Schedule of Accommodation (Approx. GIA)

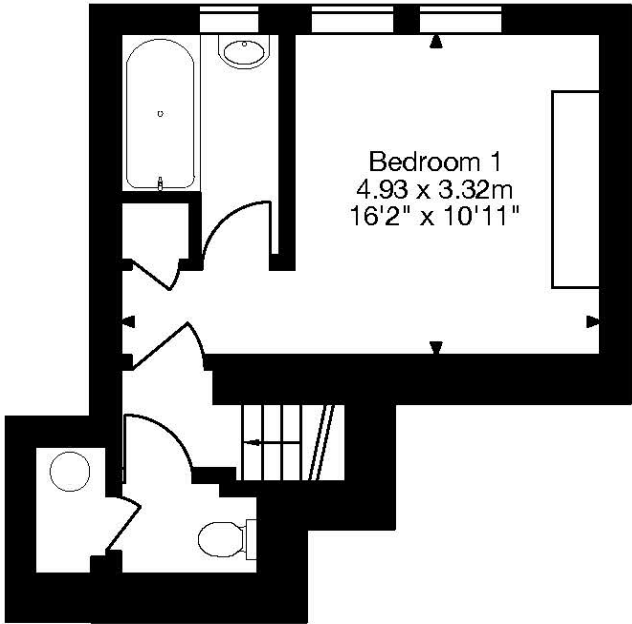
Property No.	Floor	Beds	Approx. GIA	Current Rent PCM
9 Beauford Square	LG & G	1	637 sq.ft	VACANT
Flat 1, 8 Beauford Square	LG & G	1	581 sq.ft	£895
Flat 2, 8 Beauford Square	First	2	742 sq.ft.	VACANT
Flat 3, Beauford Square	Second	2	807 sq.ft.	£1,400
Flat 4, Beauford Square	Third	2	667 sq.ft.	£950



Ground Floor Flat, 8 Beauford Square, Bath BA1 1HJ
Gross Internal Area (Approx.)
54 sq m / 581 sq ft



Ground Floor

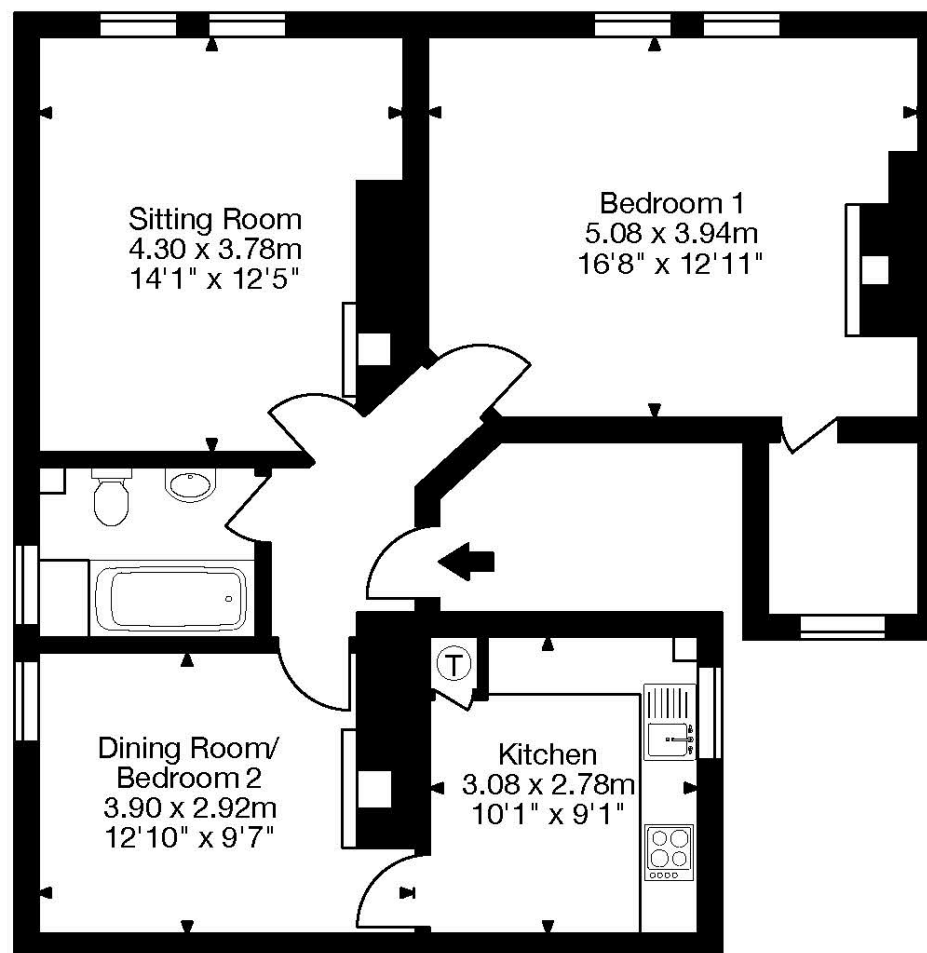
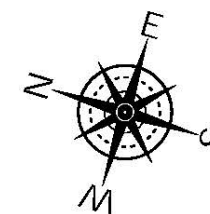


First Floor

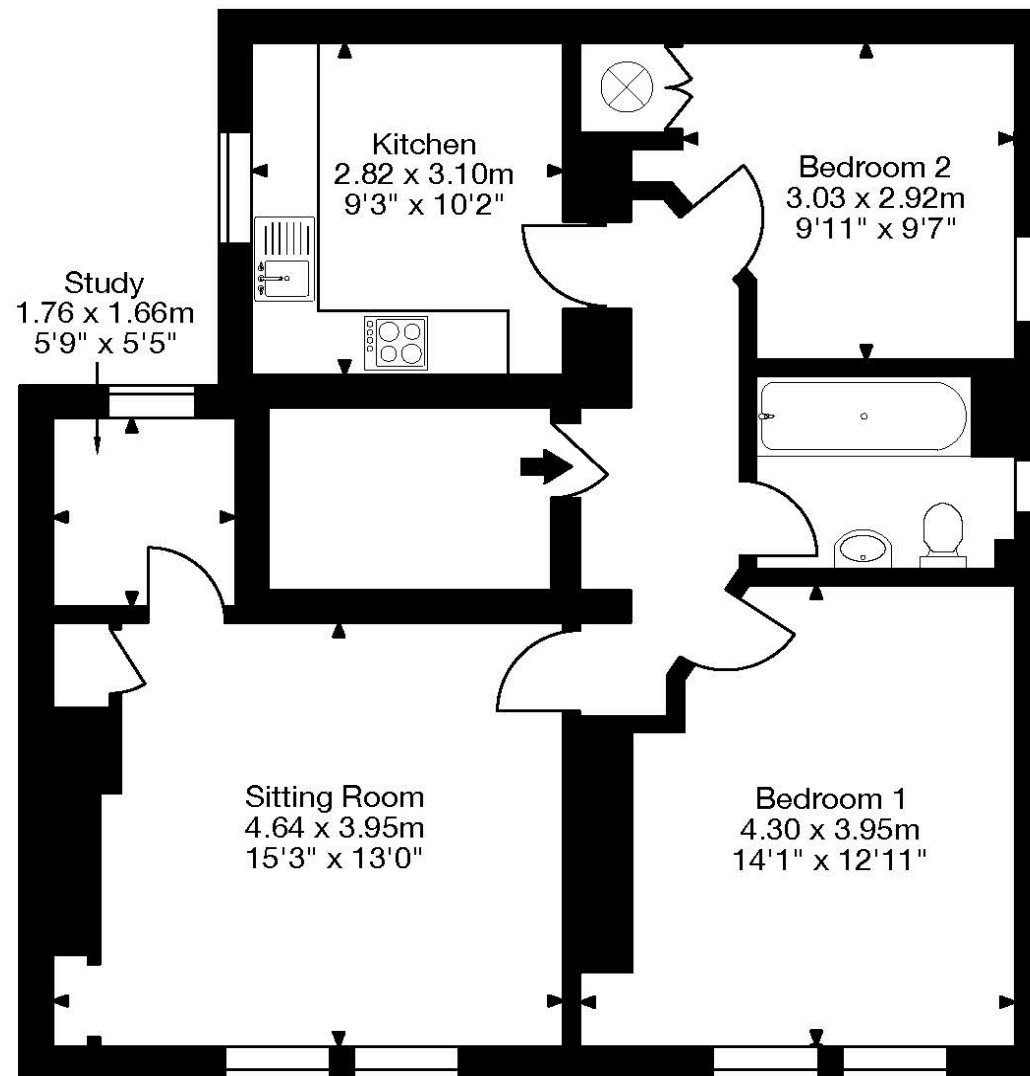
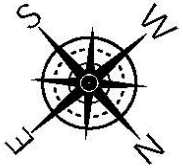
First Floor Flat, 8 Beauford Square, Bath BA1 1HJ

Gross Internal Area (Approx.)

69 sq m / 742 sq ft

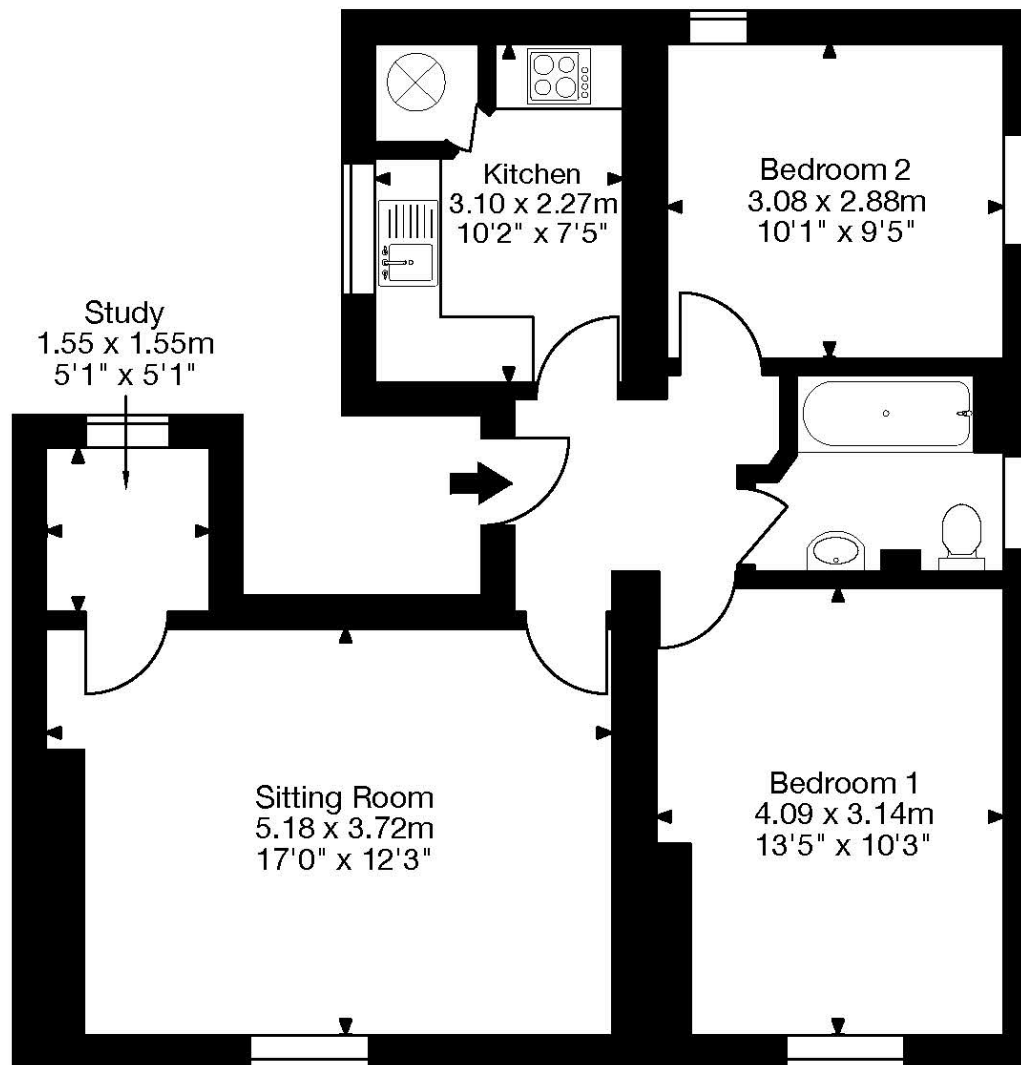
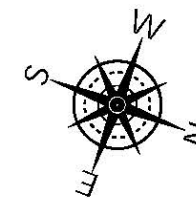


Flat 4, 8 Beauford Square, Bath BA1 1HJ
Gross Internal Area (Approx.)
75 sq m / 807 sq ft



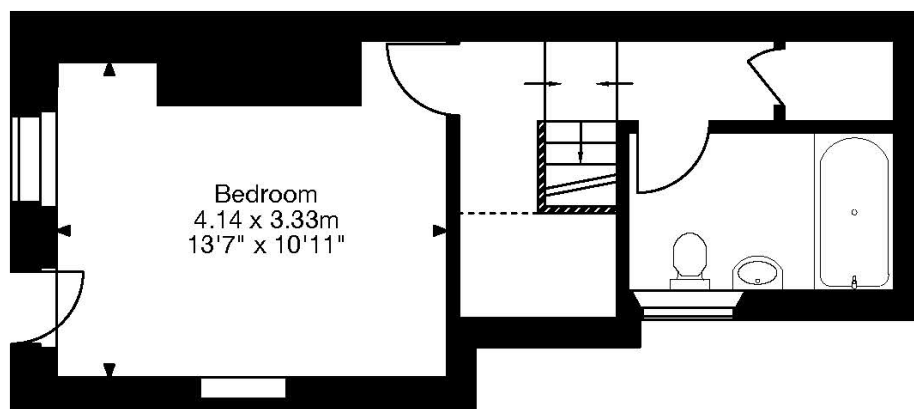
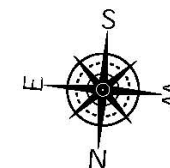
Second Floor

Flat 5, 8 Beauford Square, Bath BA1 1HJ
Gross Internal Area (Approx.)
62 sq m / 667 sq ft

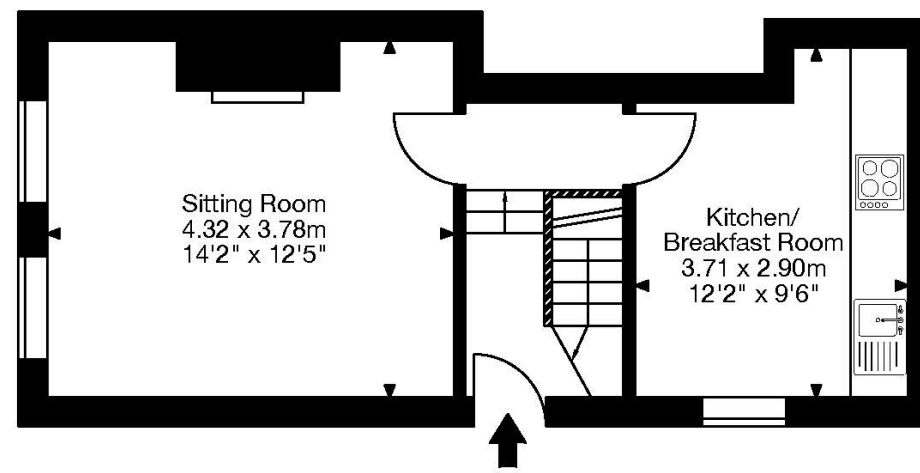


Third Floor

9 Beauford Square, Bath BA1 1HJ
Gross Internal Area (Approx.)
59 sq m / 637 sq ft
(Incl. areas of restricted height)



Lower Ground Floor



Ground Floor