



Apartment 2, Arlington House Bath, BA1 1QN



A centrally located apartment within a classic Grade II listed Georgian block, consisting of 37 privately owned residential apartments

Situation

Arlington House is in the very heart of the wonderful city of Bath, a city given UNESCO World Heritage Status in 1987. The apartments are close to all the amenities that the city presents.

Stepping out of your apartment you are opposite the Thermae Bath Spa, which offers relaxation in its many naturally heated pools. Shopping is on your doorstep at South Gate and along its many streets & markets. Bath Spa Train Station only 0.3 miles away, the Theatre Royal just 0.2 miles away and all the marvellous restaurants that you can recommend.

Property information

EPC: C

Tenure: Leasehold – 132 years remaining until the lease expires on the 19th March 2157

Council Tax: D

Guide Price: £475,000





Property Description

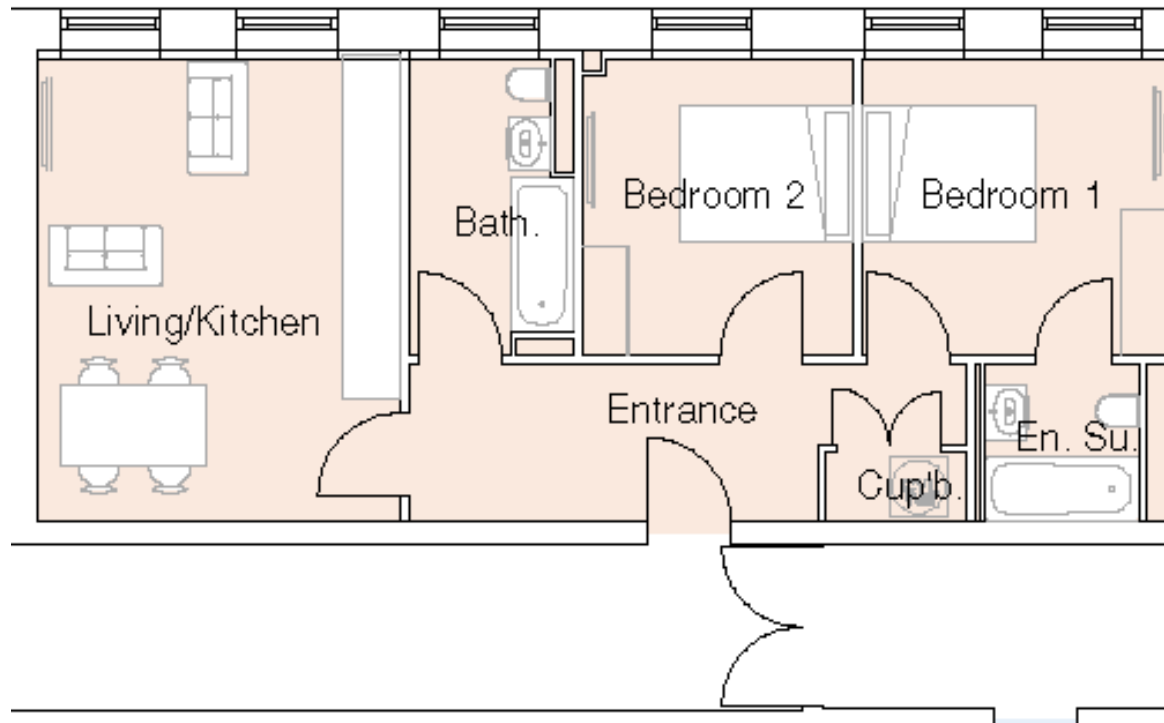
This unique apartment has been finished to exacting standards to include a high-quality integrated kitchen, quartz stone worktop and branded appliances. The apartment also benefits from two generous bathrooms with high pressure rain head showers and beautiful herringbone laid honey oak effect flooring throughout the living space and bathrooms, with soft grey carpets to the bedrooms.

Future proofed for generations to come these exceptional properties further benefit from an integral MVHR fresh air flow system, brand-new double-glazed timber sash windows and 'smart' heating, allowing the resident to actively control their heating requirements from anywhere. Hyperoptic Broadband is hardwired to each apartment allowing unparalleled internet connectivity of up to 500mb.



Individually formatted to suit all requirements, these homes provide a symbiotic combination of elegant British architecture and modern convenience, in the centre of one of the most beautiful cities in the world.

Apartment 2



Apartment 2	62.8m ²
Living/Kitchen	3.9m x 5.0m
Bedroom 1	3.3m x 3.2m
Bedroom 2	2.9m x 3.2m
Bathroom	1.8m x 3.2m
En Suite	2.0m x 1.7m
Entrance	6.1m x 1.7m

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

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