

Apartment 2, Equus House

Granville Road, Bath



A beautifully designed, spacious, three double bedroom apartment situated on Bath's sought-after northern slopes.

Bath Spa Train Station 2.5 miles

Bath City Centre 2 miles

M4 (Junction 18) 9 miles

(All distances are approximate)



3



3



1

Summary of accommodation

Kitchen/Living/Dining Room | Principal Bedroom En Suite with connecting Study/Dressing Room
2 Further Bedrooms with 1 En Suite | Bathroom





Situation

Times and distances are approximate.



Situated on the city boundary, this property enjoys a prime location just 2 miles from Bath's vibrant centre and within easy reach of some of the city's most sought-after schools, including The Royal High School for Girls, Kingswood School, and St Stephen's Primary.



Lansdown is one of Bath's most prestigious residential areas, and properties like this are a rare find. The city of Bath offers an impressive range of cultural, leisure, sporting, and shopping facilities.



Nearby attractions include the Hare and Hounds Pub, Lansdown Golf Club, Bath Racecourse, and the Lansdown Squash and Tennis Club.



Conveniently, a regular bus service runs to the city centre, with a stop just two minutes from the apartment. For commuters, Junction 18 of the M4 is just 9 miles away, providing access to London, North Bristol, and the M5 for the Midlands and Southwest.



Alternatively, Bath Spa railway station offers high-speed links to London Paddington (approximately 75 minutes), Bristol Temple Meads, and the West Country.





The House

This exceptionally spacious and beautifully designed ground-floor apartment is part of an impressive contemporary development, completed in 2011, and located in a highly sought-after and convenient position on the northern fringes of the city.

Apartment 2 boasts a private, peaceful, rear garden and offers stylish, modern living with underfloor heating throughout. The property is accessed via a generous reception area with ample built-in storage. The main open-plan living space is both expansive and light-filled, featuring stunning views of the garden. This area offers plenty of room for dining and relaxing, complemented by elegant engineered timber flooring. The cleverly designed kitchen includes a range of sleek base and wall units, a central island with breakfast bar, and premium integrated appliances. Additional utility is provided by a laundry cupboard and a utilities cupboard.

The apartment comprises three large double bedrooms, all with fitted wardrobes, and includes two en suites. The principal bedroom features a dedicated dressing area, currently used as a home office. A separate family bathroom completes the accommodation.





Outside

The property boasts a superb enclosed rear garden with a covered terrace, AstroTurf lawn with shock pad underlay, raised flower beds, a handy shed, and breathtaking views of Bath's southern hills. At the front, there is an enclosed parking area, behind electric gates, with Apartment 2 benefiting from two designated spaces conveniently located right outside the apartment.

Property Information

Tenure: Share of Freehold. Annual service charge approx. £5,673. There are 999 years on the lease 2011.

Directions (BA1 9BE): From the City Centre, head up Lansdown Road. Pass St Stephen's Church, the Royal High School, and Kingswood School. After passing the Hare and Hounds pub, take the next right turn into Granville Road and Equus House is the second entrance on your right.

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath & North East Somerset

Council Tax: Band G

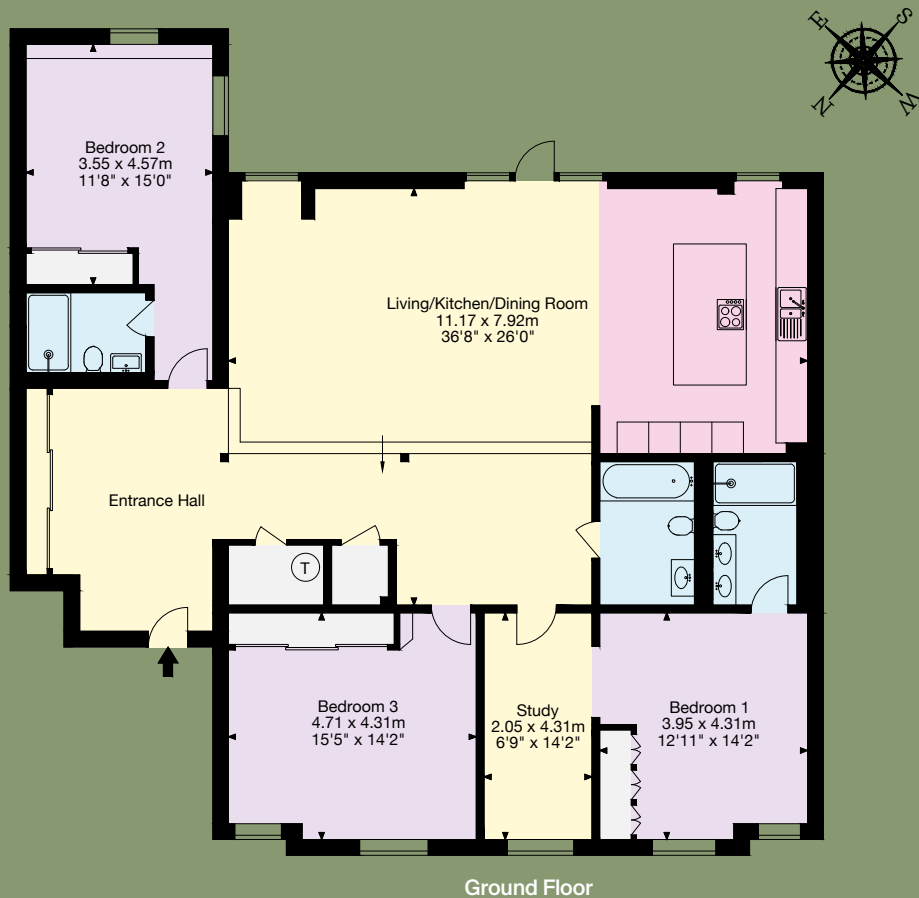
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Total Area = 176 sq.m / 1,903 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sam Daniels

01225 325 992

sam.daniels@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs and videos dated December 2024.

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