



WentWorth  
Estate Agents



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## Flat 2, 5 Abbey Green, Bath, BA1 1NW

- Charming Studio Apartment Overlooking Abbey Green
- Grade II Listed Building
- Spacious and Characterful Living Accommodation
- Separate Well-Appointed Kitchen
- Shower Room
- Situated Within the Heart of Bath
- Sold with No Onward Chain

**Price guide £340,000**

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### Location

Abbey Green is an historic, cobbled piazza tucked away within the streets south of the Abbey. Renowned for its giant plane tree and home to coffee shops and boutiques, this property overlooks the heart and soul of the City. Bath enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes) and Bristol Temple Meads (journey time approx. 15 mins).

### Internal Descriptions

Entering the building you are met with a small communal hallway with stairs leading up to the property. Once inside, you enter an entrance hall with the reception room to your left. There are three sash windows with window seats, overlooking Abbey Green. With plenty of space for lounge furniture and a recessed area for a bed. There are two useful storage cupboards. A well-appointed kitchen has space for a fridge and a washing machine and is both light and bright. There is a shower room, comprising of a shower cubicle and a wash hand basin vanity. A separate cloakroom completes the living accommodation.

### External Descriptions

The pretty frontage overlooks Abbey Green with its gigantic plane tree and bustling atmosphere.

### Additional Information

Tenure: Leasehold

Lease Years Remaining: Circa 216 years

Service Charge: Approx: £600 per annum

Council Tax Band: A

Listed Status: Grade II

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 .

### Agents Note

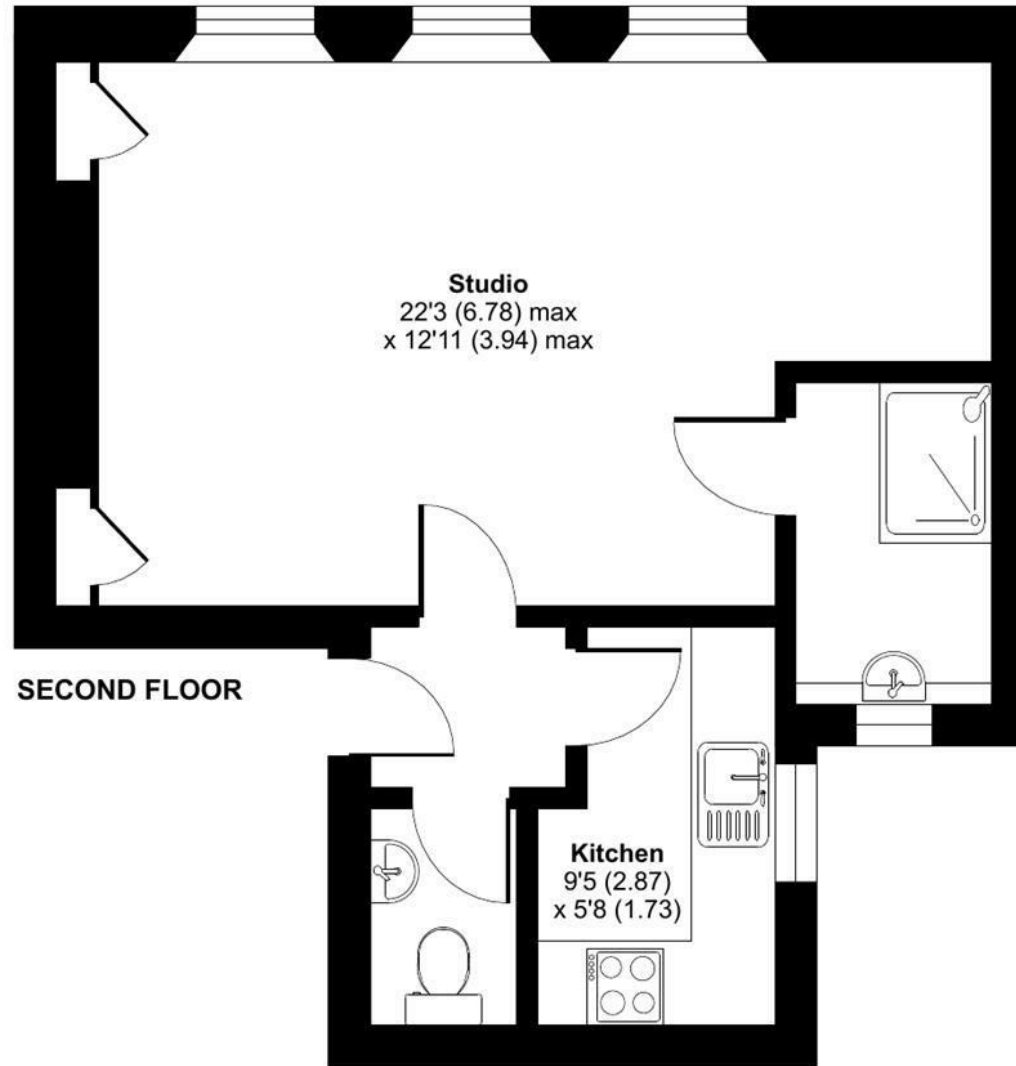
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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.

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# Abbey Green, Bath, BA1

Approximate Area = 399 sq ft / 37 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1432831







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