



Flat 1, 8 Marlborough Buildings, Bath, BA1 2LX

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A wonderful three-bedroom apartment arranged over three floors in this fine Grade II listed building

Galleried entrance hall | Drawing room | Kitchen/dining room | Cloakroom | 2 double bedrooms | Bathroom | Shower room | Family room/bedroom 3/ideal home office/cinema room/gym

Marlborough Buildings is a prime residential area situated adjacent to the iconic Royal Crescent. There is a wide range of local facilities nearby at St James's Square and Margaret's Buildings, including a delicatessen, newsagent, chemist, wine bar and restaurants along with various independent shops. The Approach Golf Course and Royal Victoria Park are also nearby.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. There are well-regarded schools in both the independent and state sectors along with two universities. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approximately 10 miles north

Description

Entering the house via the front door there is a galleried entrance hall with staircase to the lower level.

To the front of the house is a beautiful drawing room with twin sash windows, period shutters and fine original cornicing. Centre to the room is a period marble fireplace to one side of which are built-in shelves with cupboards beneath. The room is filled with light and has stunning views of the Royal Crescent.

The kitchen/dining room to the rear enjoys views out to the park and allotments behind. It is beautifully fitted with bespoke Plain English joinery, marble worktops and a tongue and groove splashback with shelving above. There is a Belfast sink and space for a range cooker. A freestanding island unit with wood worktop sits centrally, with a breakfast bar to either end and storage beneath. The room is complemented by a marble stone fireplace and exposed oak floors.







Back to the stairs, there is a useful cloakroom on the ground floor.

The stairs take you down to two generous double bedrooms, both with built-in cupboards.

In the hallway, doors lead to two bathrooms, one with a bath and the other with a shower, both having good quality fittings including Lefroy Brooks sanitaryware.

From the lower ground floor, the staircase leads down to a basement which consists of a large room providing very flexible accommodation, ideally suited as an extra reception room, third bedroom, cinema room, home office or gym. A door at the end provides independent access via stairs to the front of the building. The communal meter cupboard is also located here.

General Information

Bath & North East Somerset Council. Council Tax Band E.

Lease length - 999 years from 1 January 1984 (957 years remaining) with share of Freehold.

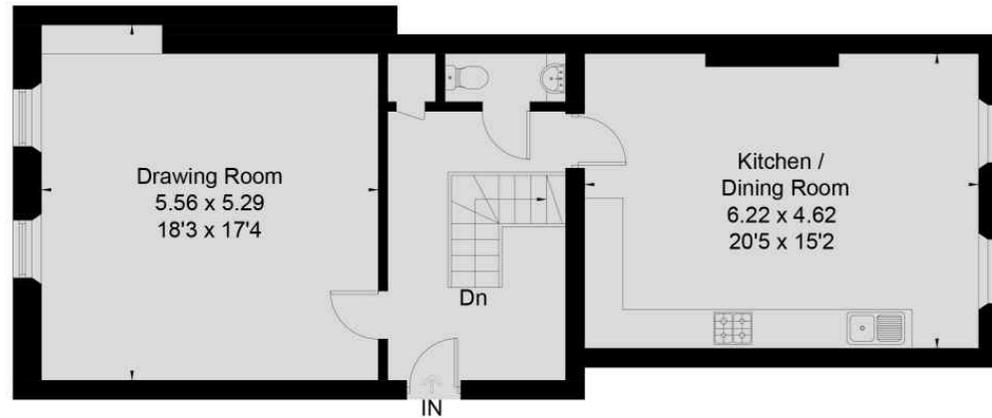
Current service charge - £3,240.00 per annum.

Ground Rent - £5 per annum.

Mains services connected.



Approximate Floor Area = 179.7 sq m / 1935 sq ft



Ground Floor



Basement



Lower Ground Floor



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