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Flat 1, 10 Broad Street, City Centre, Bath, BA1 5LJ

■ One bedroom apartment ■ Separate sitting room ■ Bespoke hand-built kitchen ■ Stylish shower room ■ Grade II Listed building ■ Central Bath location ■ Residents' permit parking available ■ Approx. 108 years remaining on lease ■ Service charge approx. £1,200 per annum ■ No onward chain

Price guide £300,000

Location
Broad Street is situated in the heart of Bath city centre, within easy reach of the city's excellent range of shops, restaurants, cafés and cultural attractions. Milsom Street, George Street and the surrounding independent boutiques are all close at hand, while Bath Spa railway station provides regular mainline services to London Paddington, Bristol and beyond. The property is ideally placed for those seeking a centrally located home, pied-à-terre or investment within this historic World Heritage City.

Internal Description
The apartment is approached via its own street-level entrance, with a communal staircase leading to the second floor. Internally, the accommodation is well arranged and has been thoughtfully finished throughout, combining the character of the period building with a more contemporary style. The kitchen/dining room is fitted with a bespoke hand-built kitchen incorporating wood-finished cabinetry, quartz work surfaces and integrated cooking appliances, with ample space for a dining table. From here there is access to the stylish shower room, which is fitted with a walk-in shower, wash hand basin and WC, complemented by limestone tiling and quartz detailing. Polished plaster finishes add warmth and character to the interior, while heating is provided by modern thermostatically controlled electric radiators.

A particularly appealing feature of the apartment is the separate sitting room, providing a dedicated reception space away from the kitchen and dining area. The room is well proportioned and benefits from fitted storage, carpeted flooring and attractive louvred shutters, together with a cleverly incorporated fold-away bed which provides useful occasional sleeping accommodation while allowing the room to retain its principal use as a sitting room. The separate bedroom is also well presented, with carpeted flooring and louvred shutters. Overall, the apartment offers a practical and thoughtfully considered layout, with the unusual benefit of a proper sitting room alongside a generous kitchen/dining space in such a central city location.

External Description
The apartment forms part of an attractive Grade II Listed period building in the centre of Bath. Its exceptionally convenient position allows easy access on foot to the city's shops, restaurants and amenities. Residents' parking is available locally, subject to permit, eligibility and availability through Bath & North East Somerset Council.

Additional Information
Tenure: Leasehold, with approximately 108 years remaining on the lease.
Management Company: Bath & North East Somerset Council is the freeholder and manages the building directly.
Service Charge: Approximately £1,200 per annum, which includes the buildings insurance.
Ground Rent: Peppercorn
Council Tax Band: B
Listing Status: Grade II
Conservation Area: City of Bath Conservation Area
Local Authority: Bath and North East Somerset
Energy Performance Certificate: Rating E
Parking: Residents' permit parking is available locally, subject to eligibility, availability and the prevailing terms and charges of Bath & North East Somerset Council. The property does not benefit from allocated private parking.
Restrictions: The property cannot be used for Airbnb or other short-term holiday letting. Prospective purchasers should ask their legal representative to confirm the full extent of any restrictions contained within the lease, including those relating to subletting, alterations and other uses of the property.
Access: The apartment is situated on the second floor and is accessed via stairs. There is no lift.

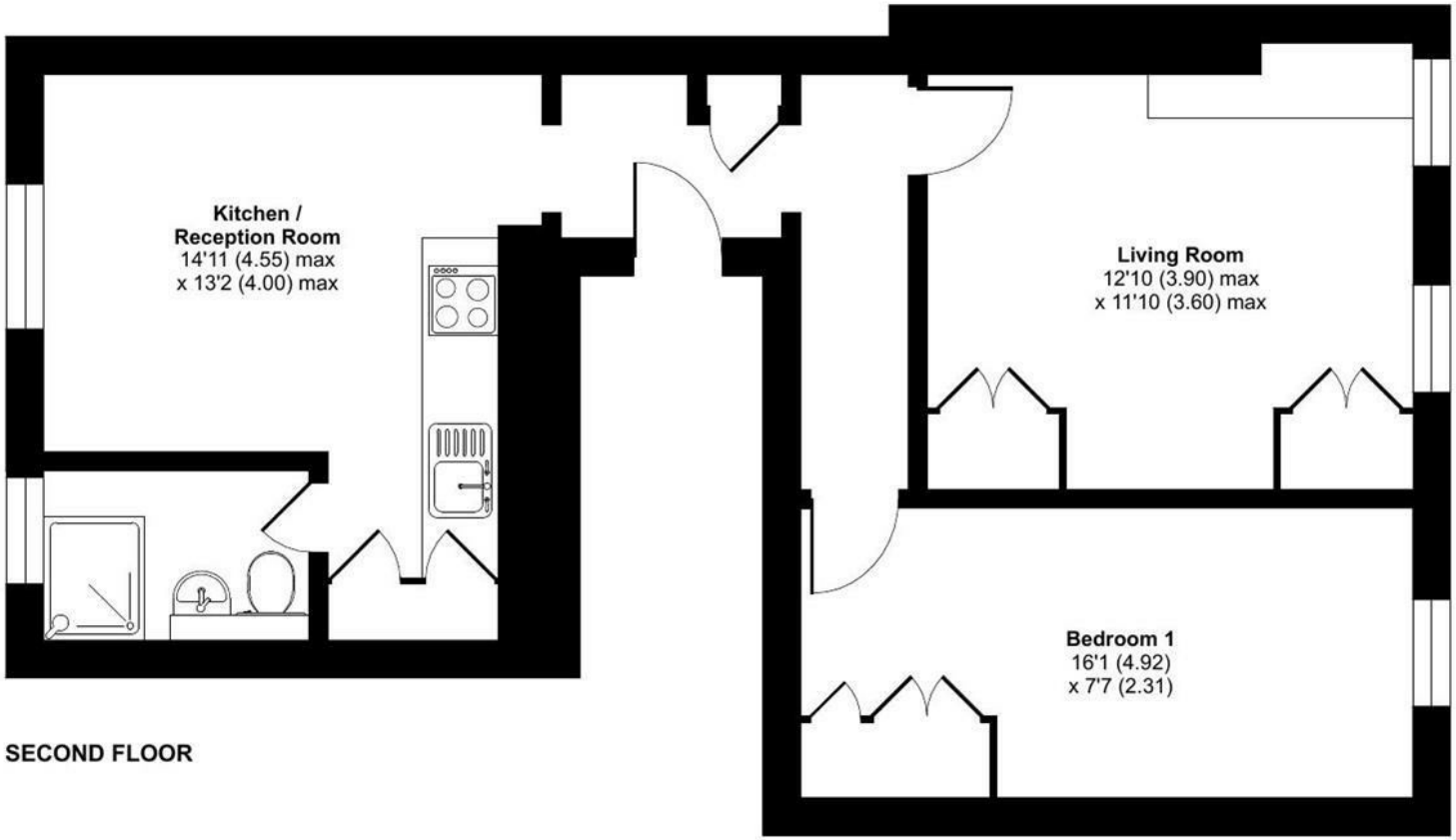
Agents Note
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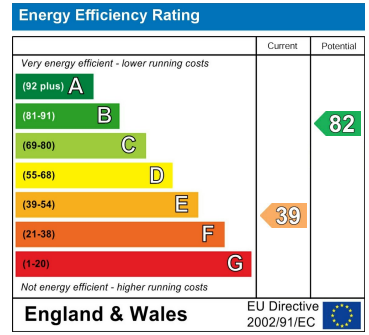
Broad Street, Bath, BA1

Approximate Area = 527 sq ft / 48.9 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1529062

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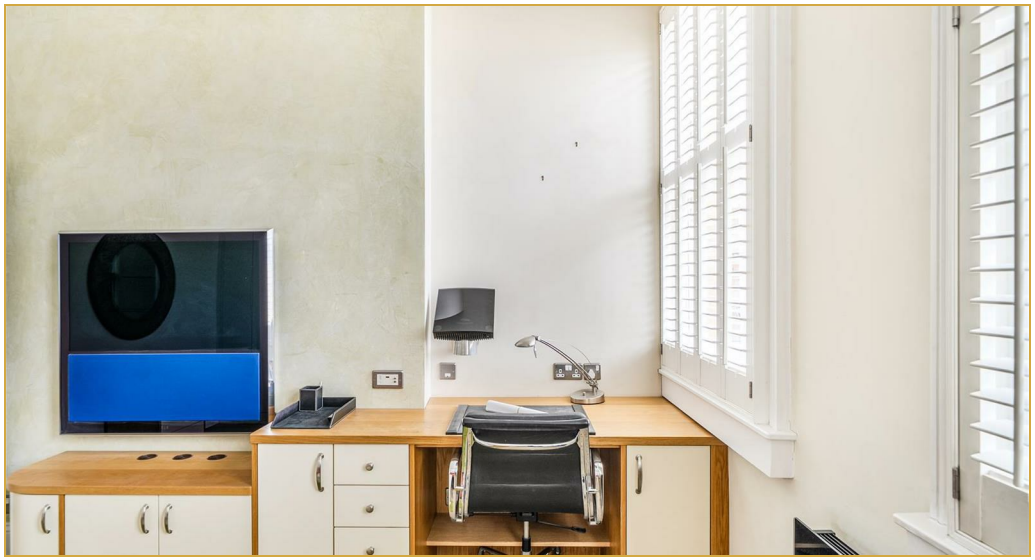
















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