



11 Charlotte Street, Bath, BA1 2NE



A fully refurbished four storey, Grade II listed townhouse with off-street parking and private rear garden.

Situation

11 Charlotte Street is an elegant and well-proportioned Grade II listed townhouse by Bath based ORM Developments, perfectly designed and situated for those who desire convenient city living in this historic location.

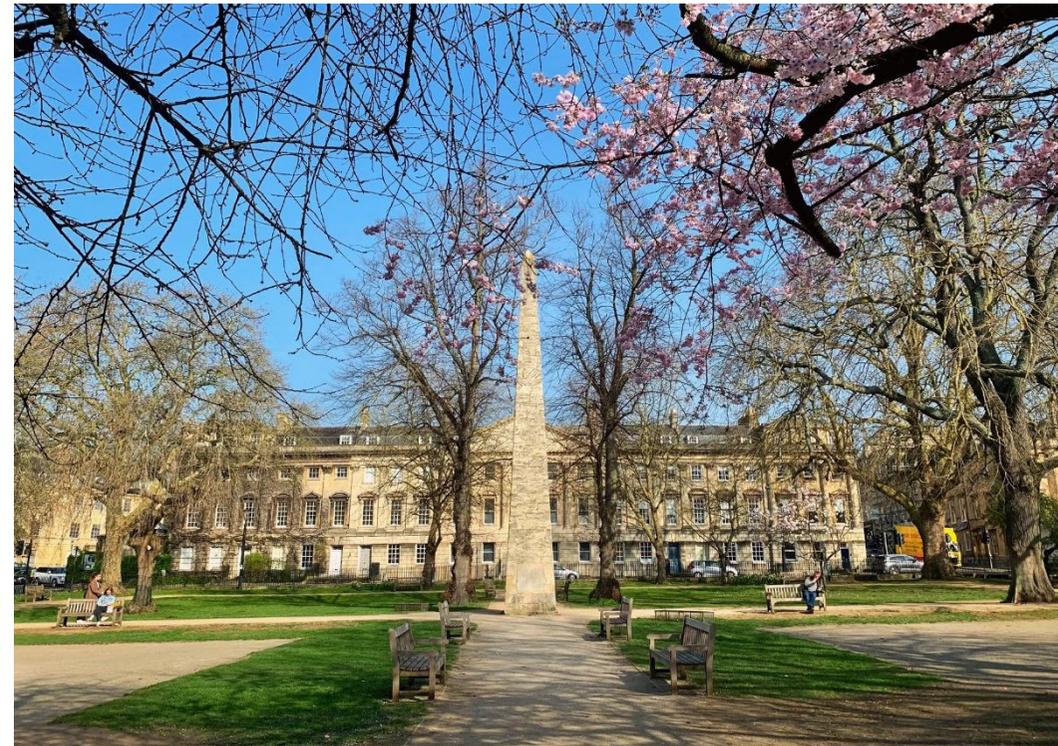
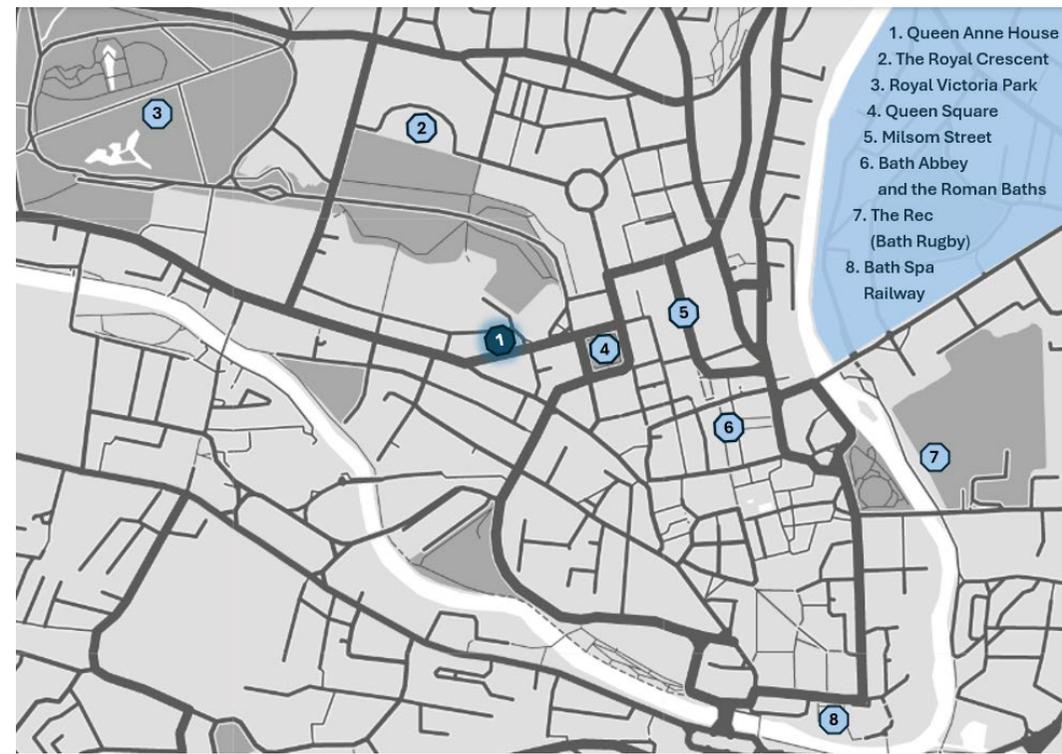
Description

Upon entering, a bright and spacious entrance hall creates a welcoming atmosphere, setting the tone for this exceptional family home. At the rear of the ground floor, a generous drawing room features a striking fireplace and a bay window with shutters, overlooking a private rear patio and garden—perfect for relaxation or entertaining.

At the front of the property, a versatile room serves as a potential fourth bedroom, study, or snug, offering an ideal space for children to study or spend time with friends.

The first floor features a stylish master bedroom with a charming fireplace and an original Juliet balcony, adding elegance and character. Also on this floor is a beautifully appointed family bathroom, showcasing a spacious walk-in shower, a striking green feature tiled-wall, and a large freestanding bath.

The second floor boasts impressive ceiling heights and features two spacious double bedrooms, along with a smaller bathroom equipped with a shower. The rear bedroom, due to its layout, could easily serve as the master bedroom.





Computer Generated Images are of multiple different apartments at Queen Anne House and are used for indicative purposes only to show the finish and style of the development.

Specification

Kitchen

Mayflower designed cabinetry with Silestone Abaresco worktop and splashback.

Fully integrated appliances with Neff induction hob and oven, 70/30 fridge freezer, dishwasher, and washer / dryer.

Bathrooms

Contemporary sanitaryware by Duravit and Vado

Heated towel rails in all bathrooms.

Indic Matt tiles from Porcelonosa

Flooring

Oak engineered wood flooring to all areas except bedrooms and bathrooms.

Bedroom carpets by Capitol Carpets

General

Stelrad Planar radiators throughout.

Gas combi boiler with hot water cylinder

10 Year ICW build warranty

Property information

EPC: D

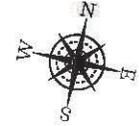
Tenure: Freehold

Council Tax: Unknown

Guide Price: £1,500,000

Queen Anne House

Bath



Gross Internal Area (Approx.)

The Townhouse = 217 sq m / 2,335 sq ft



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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