



WentWorth  
Estate Agents



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## Flat 1, 26 Great Stanhope St, Bath, BA1 2BQ

- Two bedroom ground floor apartment
- Situated within a Grade II listed building
- Full of character and period features
- Very well presented
- Sleek kitchen
- Bright living room
- Well located for access to Bath Spa Mainline Station
- Residents permit parking

**Offers in excess of £375,000**

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### Location

The apartment is situated in a popular location on Great Stanhope Street, and enjoys a very central location, only a short stroll to the magnificent Royal Crescent, Circus and Victoria Park. Being positioned so centrally, it allows the owners to benefit from all that The World Heritage City of Bath has to offer, with rich cultural, shopping, historic and sporting facilities. For those that need to commute, Bath Spa Railway station, (situated to the south of the City centre,) offers a main line link into London Paddington and Bristol Temple Meads, likewise the M4 Motorway at Junction 18.

### Internal Description

Entering the property via the communal entrance hallway you will find the front door to the apartment. Once inside you are greeted with a bright hallway with steps up to the warm and inviting living room. Full of character, the living room enjoys dual aspect windows allowing for plenty of natural light. The bright and airy kitchen leads from the entrance hallway and has sleek wall and base units. There is space for a table and chairs, or a work from home station. A very useful utility room, with a large storage cupboard, is opposite the kitchen. Bedroom one is a beautifully light and bright space and boasts built in wardrobes. The second bedroom is another double and again has built in wardrobes. The well-appointed bathroom comprises of a bath, with shower over, wash hand basin vanity and a w/c.

### External Description

Externally there is a side gate which leads to an outhouse which is home to all the flats gas meters.

### Additional Information

Tenure: Leasehold with share of Freehold  
Lease Years Remaining: 961  
Management Company: HML Management Company  
Service Charge: £2400.00 p.a.  
Ground Rent: £25 p.a.  
Council Tax Band: B  
Listing Status : Grade II  
Local Authority: Bath and North East Somerset  
EPC Rating - C

### 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

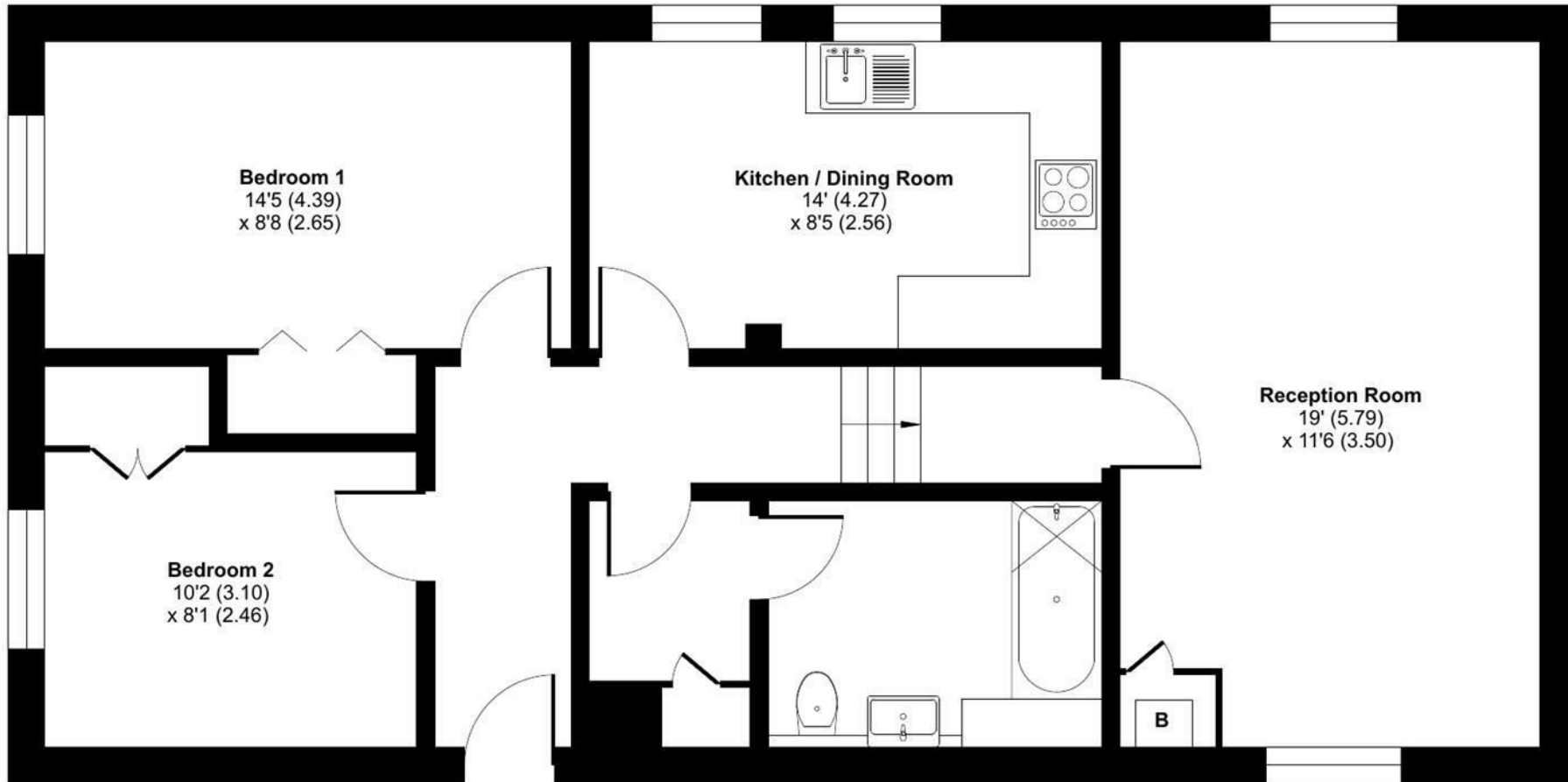
EU Directive 2002/91/EC

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# Great Stanhope Street, Bath, BA1

Approximate Area = 789 sq ft / 73.3 sq m

For identification only - Not to scale

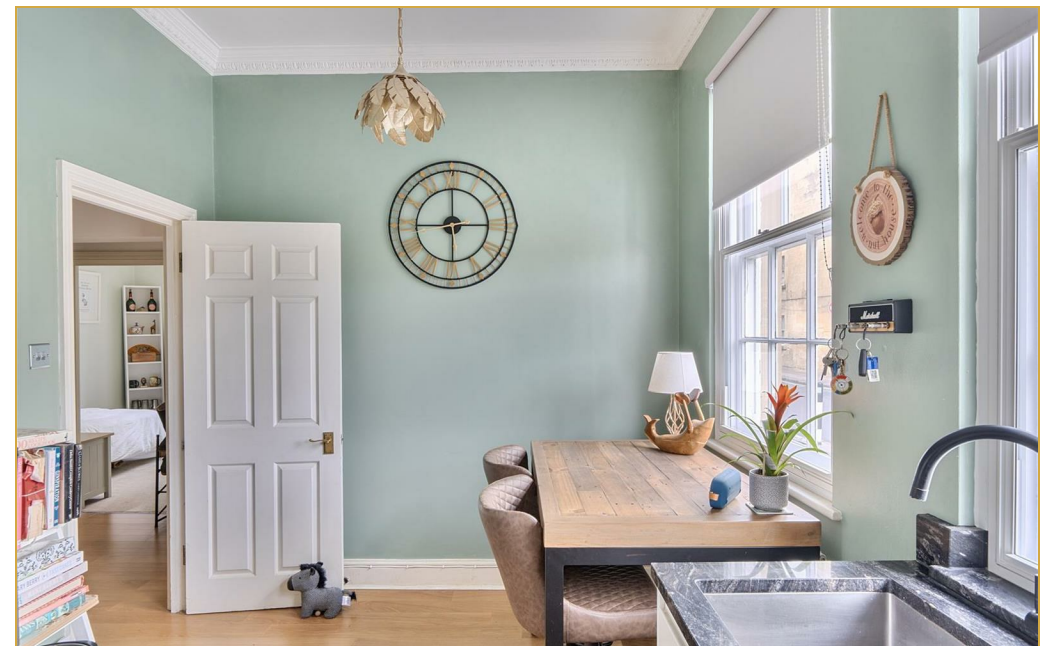


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1464139







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