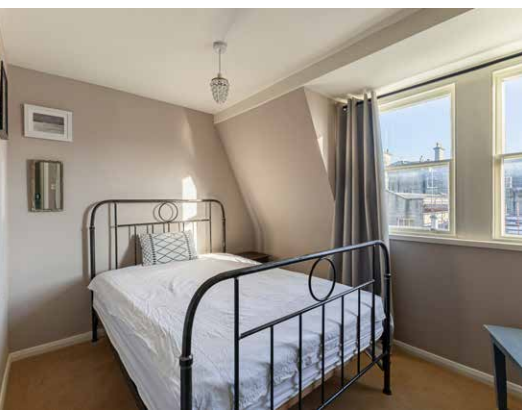


EST ● 1879

CRISP COWLEY



Top Floor Flat, 7 Barton Buildings, Bath,
BA1 2JR

**A delightful one-bedroom apartment located in the
centre of Bath**

Central location | One bedroom apartment | Far-reaching city
views | Modern kitchen | Open plan kitchen/dining/living room |
No onward chain | Fully renovated |

Situation

Barton Buildings is located in the heart of Bath city centre, just off Old King Street, and believed to have been designed by John Wood the Younger. Number 7 was once 'Mr Stevens' Academy for the board and tuition of young Gentlemen'. Queen Square is a short walk from the property, as well as Milsom Street which offers numerous shops and restaurants.

Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, the Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol.

Bath is particularly well placed for the M4 motorway with Junction 18 being approximately ten miles north and surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some ten miles to the west.

Description

Upon entering the apartment, you are greeted by a central hallway with a large utility cupboard to the left with plumbing for a washing machine. At the end of the hallway is the open plan kitchen/living room. The fully integrated kitchen features a built-in fridge and dishwasher and has been recently renovated to a very high standard.

The open plan living room is well lit by a sash window which has far-reaching Westerly views across the city. The room itself is of good proportion.

The bathroom has also been completed recently to an exacting standard and features a three-piece suite with shower over bath and heated towel rail.

The bedroom is off the right of the hallway, measures 10'11 x 8'0 and features a further sash window which fills the room with natural light. The tower of Bath Abbey can be seen to the South.

Agent's Note: The freehold of the building is currently owed by BANES local authority. We have been informed that this freehold will be available to purchase via auction on the 24th of February 2026. The apartment has been rewired and replumbed in the last eighteen months.

General Information

Council tax band – A

Tenure – Leasehold (99 years remaining)

Service Charge - 22% of all works carried out (approx. £1,400 for 2025)

Ground Rent – N/A

Number & types of room – one bedroom, kitchen / dining / living room, one bathroom

Electricity supply – Mains

Water supply – Mains

Sewerages - Mains

Heating – Electric

EPC – 45 (E)

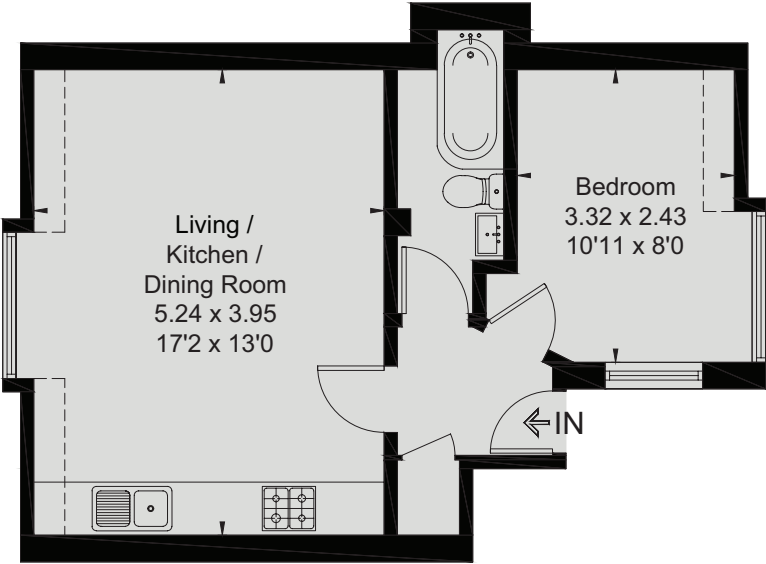
Restrictions – Grade II* Listed



Approximate Floor Area = 37.6 sq m / 405 sq ft



[] = Reduced head height below 1.5m



Fourth Floor

EST 1879
**CRISP
COWLEY**

TEL: +44 (0) 1225 789333
WOOD STREET
BATH BA1 2JQ
CRISPCOWLEY.CO.UK

IMPORTANT NOTICE: Crisp Cowley, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Crisp Cowley have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared by Capture Property Marketing Ltd. Brochure by fourwalls-group.com