



GARDEN FLAT, 20 MARLBOROUGH BUILDINGS

Bath, BA1



A THREE-BEDROOM MAISONETTE WITH PRIVATE GARDEN

A spacious Grade II listed 3-bedroom garden maisonette within the historic Marlborough Buildings, moments from the iconic Royal Crescent in the heart of Bath.

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Services: We are advised that the property is connected to mains gas, electricity, water, drainage and broadband.

Local Authority: Bath and North East Somerset

Council Tax Band: E

what3words ///erase.clips.class | Service Charge: £250 per month

Method of Sale: We are advised that the property is Share of Freehold. Length of Lease: 999 years from 26/09/1986

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



This elegant Grade II listed garden maisonette occupies the lower ground and basement levels of a handsome Georgian townhouse on prestigious Marlborough Buildings. Enjoying open views towards Royal Victoria Park, it is ideally situated close to excellent amenities, schools and transport links. The accommodation is beautifully presented and includes a spacious reception hall, three double bedrooms, two bath/shower rooms and a utility area with additional vault storage. The principal bedroom benefits from fitted wardrobes, an en suite bathroom and a private external entrance. On the lower level, a well-equipped kitchen leads to an impressive open-plan sitting dining room and bright garden room connecting to the landscaped west-facing garden. The exceptionally private garden features a stone terrace, mature shrubs and trees, creating a tranquil retreat in the heart of Bath.



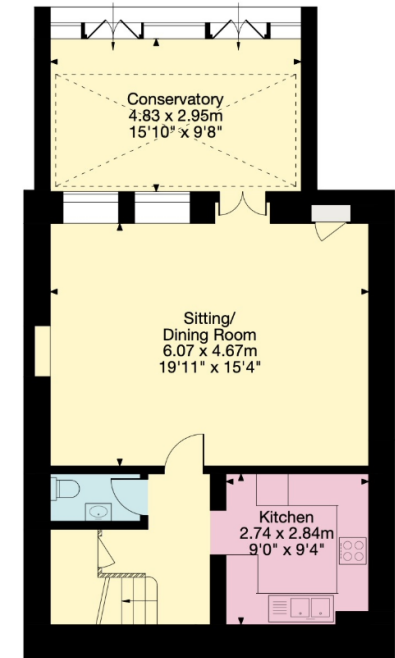
Marlborough Buildings

Bath BAI

Gross Internal Area (Approx.)
151 sq m / 1,629 sq ft



Lower Ground Floor



Garden Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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