



WentWorth
Estate Agents



Flat 2, 5 Abbey Green, Bath, BA1 1NW

- Grade II listed studio apartment
- Prime Abbey Green location
- Approximately 399 sq ft
- Spacious 22'3" studio room
- Three sash windows with views
- Separate fitted kitchen
- Shower room and separate WC
- Long lease of approximately 176 years
- Potential rental yield of approximately 6.8%
- No onward chain

Price guide £220,000

Location

Abbey Green is a historic cobbled square in the heart of Bath, immediately to the south of the Roman Baths and Bath Abbey. Centred around its distinctive mature London plane tree, the square is lined with handsome period buildings and is home to a mixture of independent shops, cafés and restaurants. Despite its exceptionally central position, Abbey Green has a more intimate character than many of the city's principal shopping streets, while SouthGate, Milsom Street and the wider city centre are all within easy walking distance.

Bath is renowned for its Roman and Georgian heritage and is designated a UNESCO World Heritage Site. The city provides an extensive range of shops, restaurants and cultural amenities, including the Theatre Royal, Thermae Bath Spa, the Roman Baths and numerous museums and galleries.

Bath Spa railway station is approximately 500 metres away and provides regular direct services to London Paddington, with the fastest journeys taking around 1 hour 18 minutes, and to Bristol Temple Meads in around 11 minutes. For travel by road, Junction 18 of the M4 is approximately 10 miles north of the city and is reached via the A46.

Internal Descriptions

The apartment is situated on the second floor and is approached via the communal entrance hall and staircase. Once inside, a private entrance hall provides access to the principal accommodation.

The main studio room is a particularly well proportioned space, measuring approximately 22'3" x 12'11" at its widest points. Three sash windows overlook Abbey Green and incorporate window seats, providing an attractive outlook across the historic square. The room offers ample space for both sitting and dining furniture, together with a recessed area which provides a natural position for a bed. Two built-in cupboards provide useful storage.

A separate kitchen, measuring approximately 9'5" x 5'8", is fitted with a range of units and provides space for a fridge and washing machine. The arrangement of the kitchen away from the main living space is a notable advantage for a studio apartment.

The shower room comprises a shower enclosure and wash hand basin, while a separate WC is accessed from the entrance hall. Together, the separate kitchen, shower room and WC allow the main studio room to remain largely dedicated to living and sleeping accommodation.

External Descriptions

The property forms part of an attractive period building overlooking Abbey Green, with views across the historic cobbled square and its distinctive mature London plane tree. The setting is particularly appealing, with the square's independent shops, cafés and restaurants creating a lively yet characterful atmosphere.

Additional Information

Tenure: Leasehold
Lease: 215 years granted in 1987, with approximately 176 years remaining
Service Charge: Approximately £600 per annum
Council Tax Band: A
Listed Status: Grade II
Conservation Area: City of Bath Conservation Area
Local Authority: Bath & North East Somerset Council

Estimated Rental Income: Approximately £1,250 per calendar month (£15,000 per annum)

Estimated Gross Rental Yield: Approximately 6.8% based on the guide price of £220,000

NB: The above information has been provided by the seller and other relevant sources and should be verified by a purchaser's legal adviser prior to exchange of contracts. The estimated rental income is based on a current rental appraisal provided by Aspire to Move and is not guaranteed. The quoted gross rental yield is based on the guide price and does not take account of service charges, letting or management fees, taxation, maintenance costs, periods of vacancy or other expenditure.

Agents Note

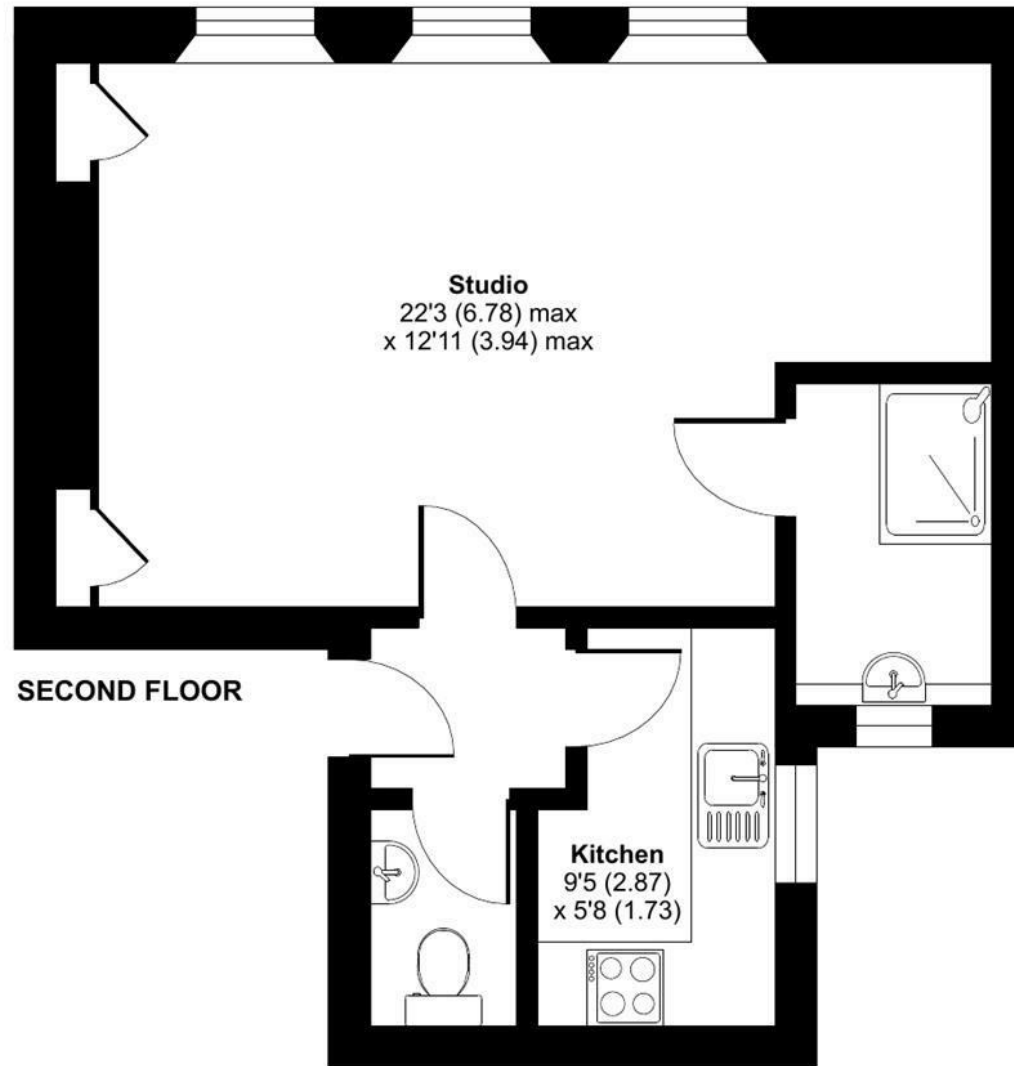
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Abbey Green, Bath, BA1

Approximate Area = 399 sq ft / 37 sq m

For identification only - Not to scale

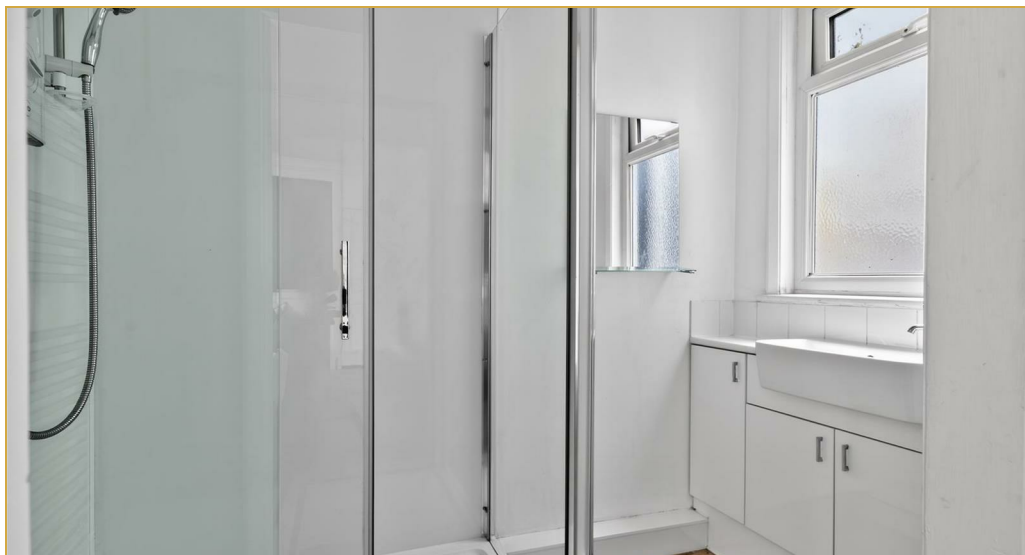


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1432831



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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