



FOR SALE

BATH CITY CENTRE

24

Vineyards,
Bath, BA1 5NA



A characterful Grade II listed two-bedroom top-floor
maisonette in the heart of Bath

Offers in Excess of
£350,000

Overview

Set within an elegant Grade II listed building in the highly sought-after Vineyards area, this beautifully presented two-bedroom top-floor maisonette is moments from Bath city centre.

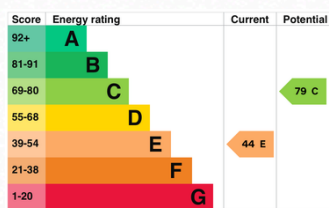
Blending period charm with contemporary style, the home offers bright, well-proportioned accommodation including a stylish kitchen/dining room and a welcoming sitting room with feature fireplace and sash window.

With share of freehold, a 999-year lease, peppercorn ground rent, no service charge and residential permit parking, this is a rare opportunity for owner occupiers, a Bath pied-à-terre, or buyers seeking a strong-performing short-term let.

Key Features

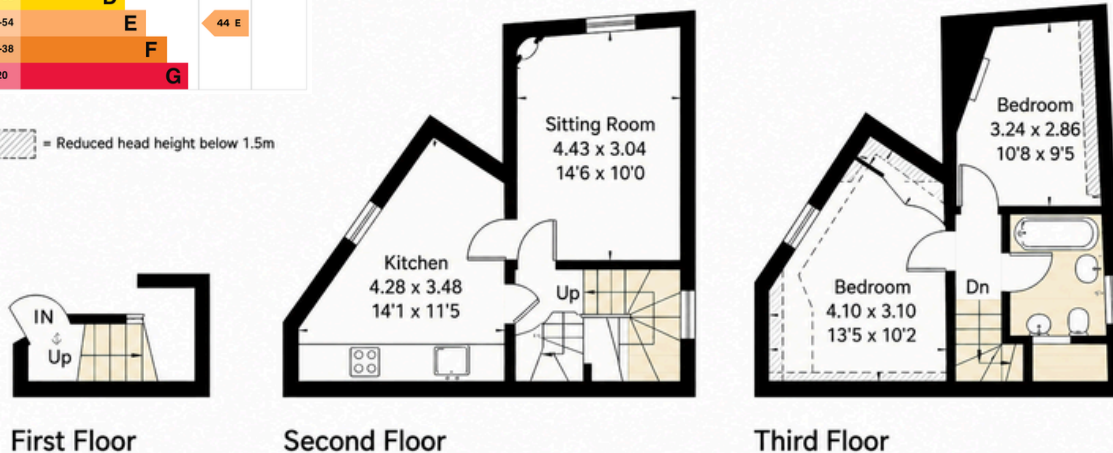
-  Grade II listed building, prime central Bath setting
-  Two-bedroom top-floor maisonette
-  Sitting room with feature fireplace and sash window
-  Stylish kitchen/dining room with integrated appliances
-  Share of freehold — 999-year lease from 1987
-  No service charge; peppercorn ground rent
-  Residential permit parking
-  Holiday lets permitted

Floorplans



 = Reduced head height below 1.5m

Approximate Area = 59.8 sq m / 644 sq ft
Including Limited Use Area (5.4 sq m / 58 sq ft)

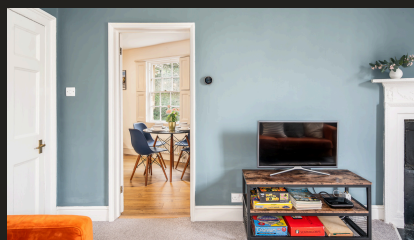
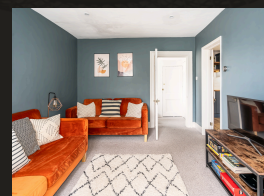


Note: This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection.

Living Spaces

Sitting Room

A bright and welcoming reception room with a beautiful feature fireplace and large sash window, flooding the space with natural light.



Kitchen / Dining Room

A stylish modern space with shaker-style units, integrated appliances and ample room for dining — perfectly suited to everyday living and entertaining.



Bedroom no. 1

Generous double bedroom with fitted wardrobe and period charm.



Bedroom no. 2

Well-proportioned second bedroom ideal for guests or home working.

Shower Room

Contemporary shower room with quality fittings and elegant tiling.



Location

Vineyards is one of Bath's most sought-after central locations, moments from the Roman Baths, Thermae Bath Spa, independent shops, cafés and restaurants. Bath Spa Railway Station is within easy walking distance. London Paddington in around 90 minutes.

Short-term Let Performance (2024)



Annual
Revenue

£42,307



Occupancy

75%



Avg. Daily
Rate

£155



Gross
Yield

12.1%

(Airbnb & Booking.com, 1 Jan–31 Dec 2024. Indicative only.)



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