

**For Sale** Offers Over £595,000

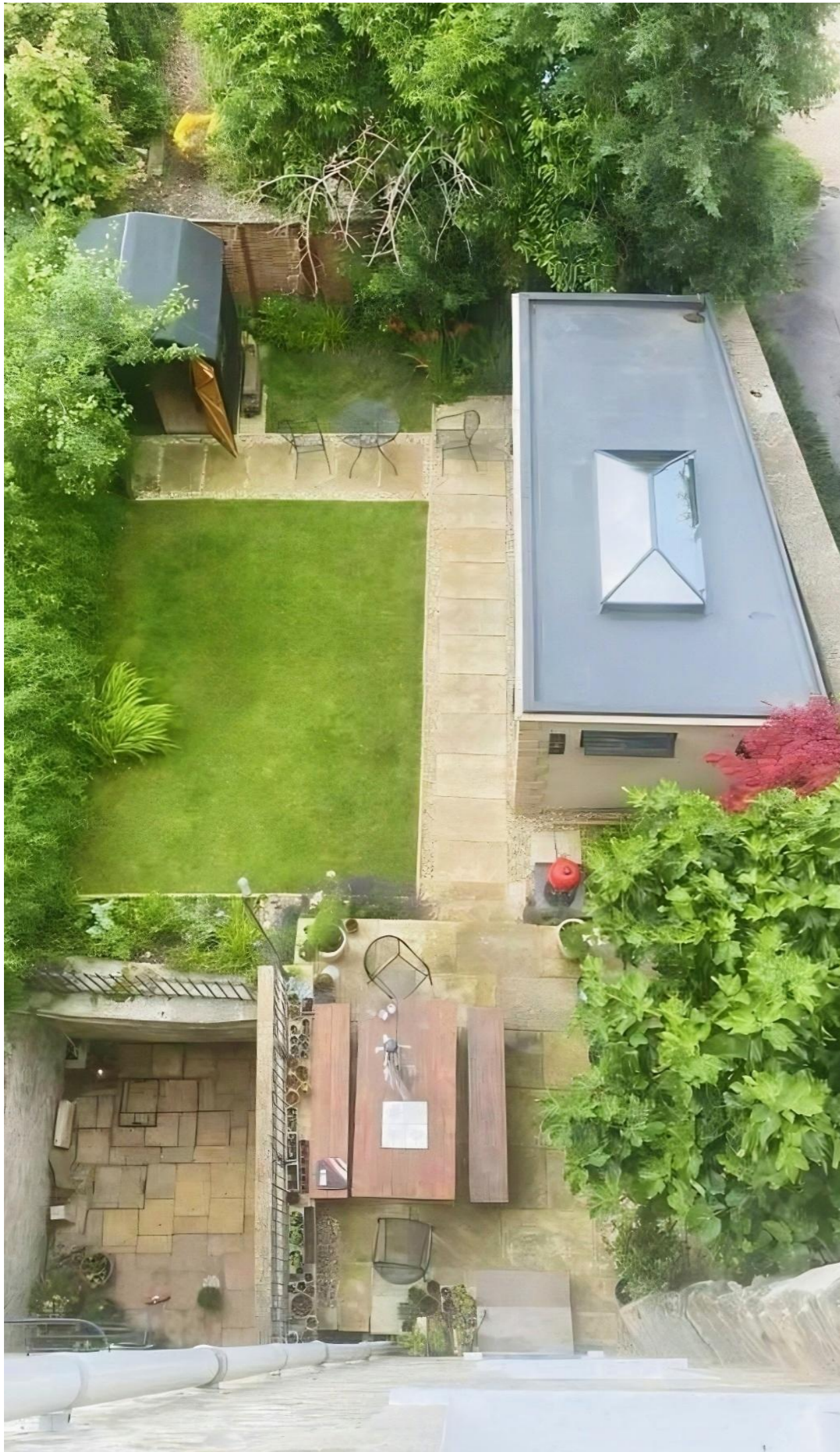
Park Street, Bath BA1 2TE

Sophisticated ground floor apartment with a detached outbuilding in its garden.

2 Beds | Bathroom & En-suite | Gas CH | Attractive period features | Superbly presented for sale

Phone: 01225 443322 | Email: [property@wildandlye.com](mailto:property@wildandlye.com)





### **What we like**

Ground floor in a Georgian townhouse offers elegantly proportioned rooms with high ceilings and full-height sash windows. Light and space abound. The current owners have invested in a high quality finish – from tasteful décor to impressive fitted kitchen, bathroom and en-suite in the main bedroom. The Den, in the garden, is a multi-purpose detached outbuilding designed to match surrounding architecture. All in all, a very impressive property.

### **Location**

Park Street rises gently from St James's Square – one of the city's finest Georgian garden squares. The setting is quiet yet extremely well-connected. The centre of Bath is a short stroll away, and the scenic open space of Royal Victoria Park lies within walking distance. Local amenities include a delicatessen, pharmacy, convenience store, florist and greengrocer.

### **Service Charge**

Approx. £2,000 per year (approx. £166 per calendar month)

### **Tenure & Management**

Leasehold for 999 years. In-house Management company.

### **Council Tax**

Band C

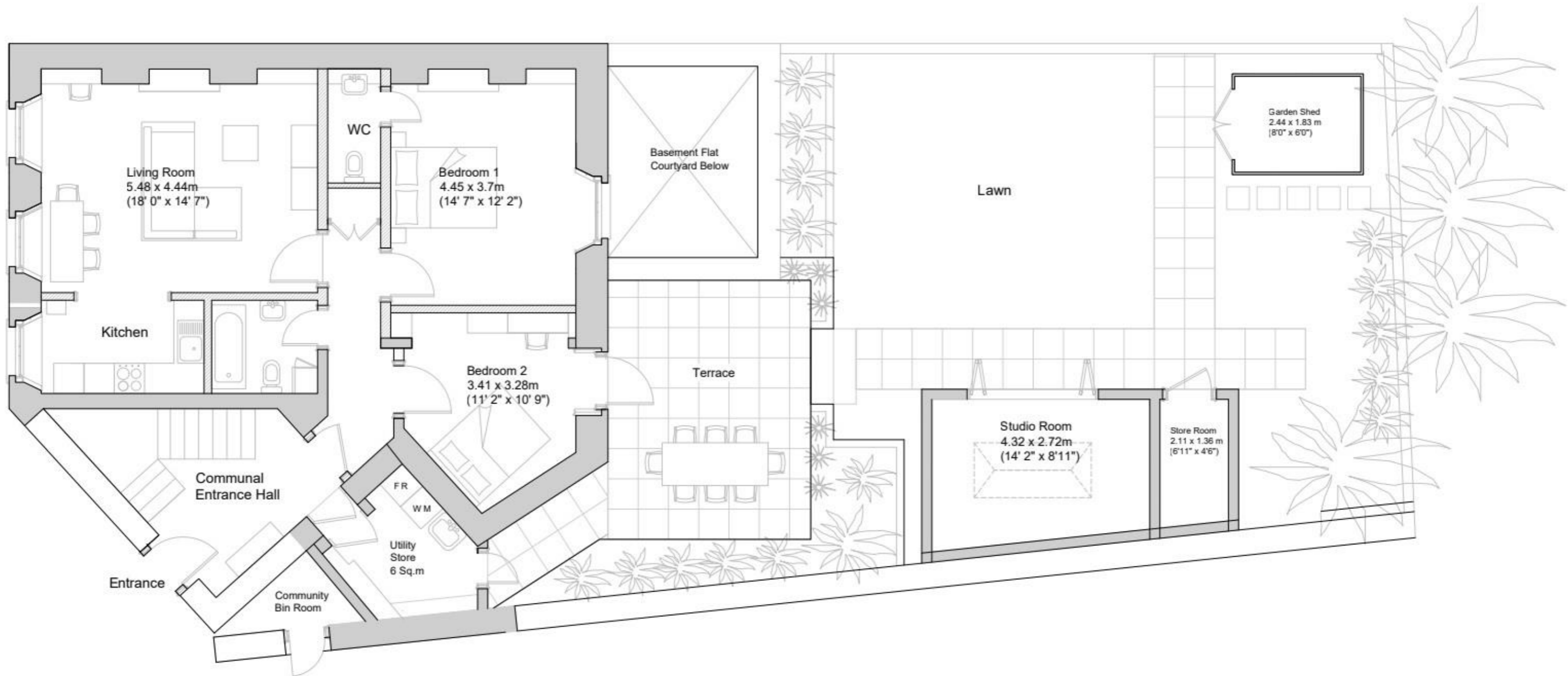
### **Arrange a viewing**

01225 443322

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



23 Park Street, Ground Floor, Garden Flat | Gross Internal Area - 77 sqm (830 Sq.ft)

Utility / Studio / Store | Gross Internal Area - 20 sqm (215 Sq.ft)



Bedroom 1



Bedroom 2



Bathroom



En-suite



Front entrance



The Den

# A little pinch of *Wild & Lye*

