

FLAT 1, 10 DUKE STREET

Bath, BA2



A SPACIOUS GRADE I LISTED THREE-STOREY MAISONETTE IN CENTRAL BATH

A beautifully appointed Georgian maisonette with versatile accommodation, a private courtyard garden and an exceptional city centre position on prestigious Duke Street.



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

Council Tax Band D

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Method of Sale: We are advised that the property is Share of Freehold. Service Charge: £400 PCM | Tenure: 999 years from 25 March 1984

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





THE SITUATION

Occupying an enviable position on the highly sought-after Duke Street, this elegant Georgian property places the very best of Bath right on your doorstep. Situated in the heart of the city centre, residents can enjoy an exceptional range of independent boutiques, renowned restaurants, cafés and cultural attractions, all within easy walking distance. Bath Spa railway station is also conveniently close by, making the property ideal for those seeking a city residence with excellent connectivity.









THE HOUSE

Set across three storeys, this substantial ground floor Georgian maisonette beautifully combines period character with versatile modern living. The accommodation extends to approximately 1,819 sq ft in total and offers two spacious bedrooms alongside a useful vaulted room, currently utilised as additional accommodation or a cinema room, providing flexibility for a variety of lifestyle requirements.

Attractive period proportions, large sash windows and charming architectural details sit alongside well-appointed living spaces, creating a home that is both elegant and practical. The layout offers excellent versatility, making it equally suited to professionals, downsizers seeking generous accommodation, or those looking for a centrally located Bath residence.

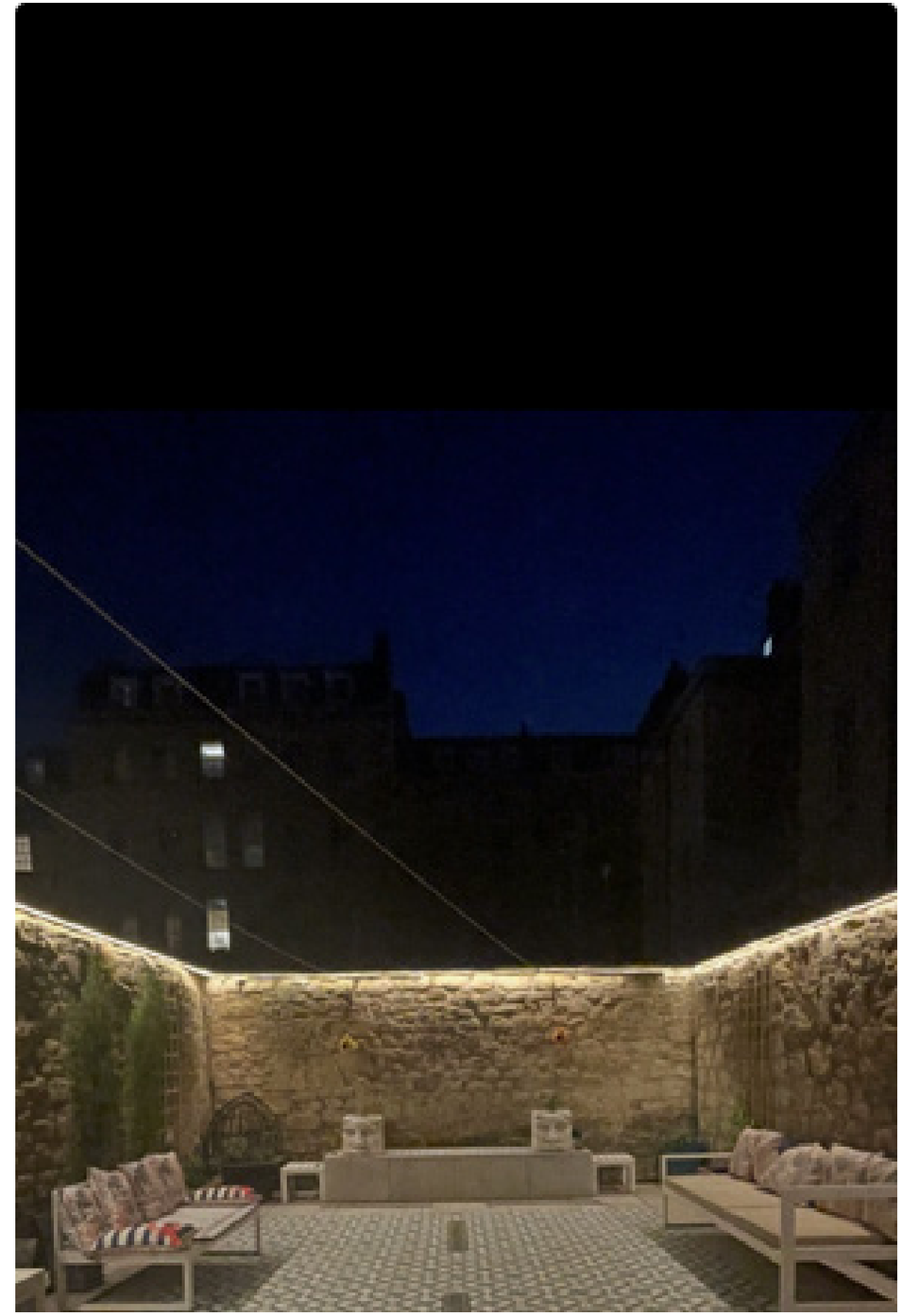




THE OUTSIDE

A particularly rare feature for a city centre property is the private enclosed courtyard garden. Beautifully designed and wonderfully sheltered by Bath stone walls, this generous outdoor space provides an inviting extension of the living accommodation.

There is ample room for outdoor dining, entertaining and relaxing, with attractive planting adding colour and softness throughout. Quiet, private and unexpectedly spacious, the courtyard offers a tranquil retreat from the bustle of city life and is a valuable asset in such a prime central location.





Duke Street
Bath, Somerset

Gross Internal Area (Approx.)
Main House = 154 sq m / 1,658 sq ft
Vault = 15 sq m / 161 sq ft
Total Area = 169 sq m / 1,819 sq ft



Vault | Basement | Lower Ground Floor | Ground Floor

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

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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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)

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