

EST ● 1879

CRISP COWLEY



4b St. Georges Place, Bath, BA1 3AA

A two-bedroom apartment in the heart of Bath, situated within an exclusive development built to a high specification in 2011 by the highly regarded Ashford Homes.

| 2 double bedrooms | Large open plan layout | Well-presented throughout | Built by Ashford Homes in 2011 | Second floor | Remainder of long lease | Central location | EPC - B | Ideal investment or first-time purchase | No onward chain

Situation

Situated in the heart of Bath, the property is just a 0.3-mile walk through the city’s historic Georgian streets to Queen Square and the vibrant city centre. Royal Victoria Park is only 0.1 miles away, offering acres of beautiful green space for recreation and relaxation. Nearby, Victoria Bridge provides convenient access across the River Avon to the popular Bath Riverside area. Bath Spa Railway Station is approximately 0.7 miles from the property.

Description

The property offers generous accommodation extending to approximately 813 sq ft and comprises a welcoming entrance hallway, a bright and spacious living room, a modern fitted kitchen/dining room, two well-proportioned double bedrooms, and a contemporary bathroom finished to a high standard.

Large windows throughout flood the apartment with natural light, creating a bright and airy atmosphere. The neutral décor and well-presented interiors provide a stylish, move-in-ready home ideally suited to a range of buyers.

The impressive living room measures 15'0" x 12'3", offering an excellent space for both relaxing and entertaining. The separate kitchen/dining room, measuring 14'5" x 10'3", is fitted with a range of modern wall and base units, complemented by generous worktop space and ample room for dining.

There are two generously sized double bedrooms, both benefiting from excellent proportions. The principal bedroom measures 15'9" x 9'1", while the second bedroom measures 15'0" x 9'0", providing flexible accommodation for family members, guests, or those working from home.

Completing the accommodation is a centrally located contemporary bathroom, finished to a high standard with modern fixtures and fittings.

Additionally, there is a communal storage area on the ground floor, primarily intended for rubbish bins, although residents are also permitted to store bicycles there.

General Information

Council tax band – C

Tenure – Leasehold (984 years remaining)

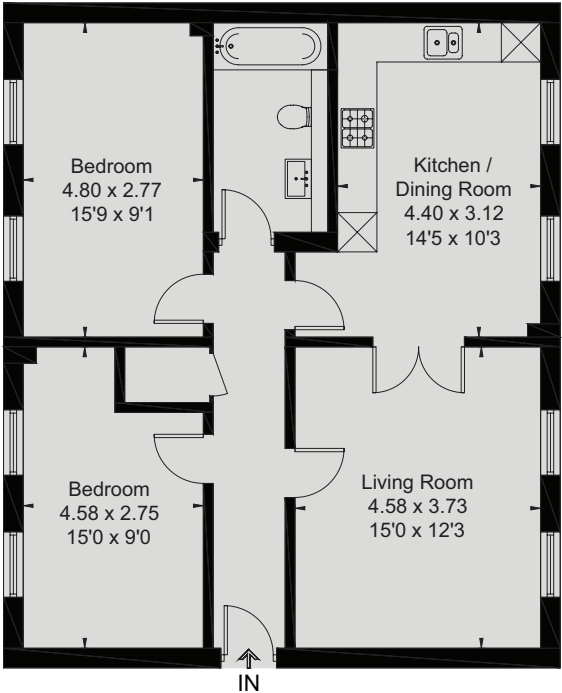
Service Charge – £2,600 per annum

Ground Rent – N/A

Services – Mains connected



Approximate Floor Area = 75.5 sq m / 813 sq ft



First Floor



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