



Apartment 7, Argyle House, Bath, BA2

# Exemplary residential conversion of this Grade II Listed property into eight luxury lateral apartments.

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## Situation

Situated in the heart of the City of Bath, Argyle House is an exceptional development by Bath based Bedstone Developments, perfectly designed and situated for those who desire convenient city living in this historic location.

Argyle House is situated in a quiet setting, but is very centrally located, only 300m from the Guild Hall, so ideal for those seeking to enjoy the numerous amenities Bath has to offer. Bath Spa train station is approximately 0.5 miles from the development and provides a regular half hourly train service into central London with journey times approximately 1hr and 30 minutes. As you would expect there are also a range of amenities including supermarkets, cafés and a plethora of independent retailers nearby.

## The Development

Constructed in Bath stone, the property is a combination of a former listed Victorian Sunday school with an additional 1950's element of construction to the front. All windows and external glazed doors are double glazed. There are terraces to 5 of the 8 apartments.

Arranged over ground and first floors, with a stunning penthouse spanning the whole of the 2<sup>nd</sup> floor, each of these beautifully designed properties benefit from high ceilings and quality finished throughout.





## Specification

### Kitchen

Modern shaker style cabinets by Masterclass with Quartz stone worktops.

Integrated appliances by Neff, including Electric oven, compact oven/ microwave, induction hob, dishwasher, fridge/ freezer and undercounter sink with instant boiling tap.

### Bathrooms

Quality white sanitaryware by Duravit with chrome brassware by Crosswater.

Oak vanity units with Anthracite vanity tops and mirrors above, electric towel radiators and shaver socket.

Large format porcelain floor tiles and Ceramic wall tiles with niches in the showers

### Flooring

Engineered oak herringbone flooring to living areas and kitchens. Wool blend loop carpets to bedrooms.

### Lighting and electrics

A mix of low voltage downlights and pendant lighting with coffered feature lighting in certain areas.

There is fiber optic broadband to the building and data points in principal rooms.

Video Entry phone

### Heating and hot water

All apartments have zoned underfloor heating powered by Air Source Heat Pumps which also heat the water with a larger water cylinder

### Decoration and joinery

The apartments are decorated in classic neutral Farrow and Ball paint colours. Wardrobes provided to master bedrooms. Additional wardrobes and joinery can be supplied as extra cost.

### General

All apartments are held on a 999-year lease with a share of freehold.

10 year New Home build Warranty

EPC: C

Service Charge: £2,869.15

Tenure: Leasehold – 999 years

Council Tax: Unknown

Guide Price: £585,000

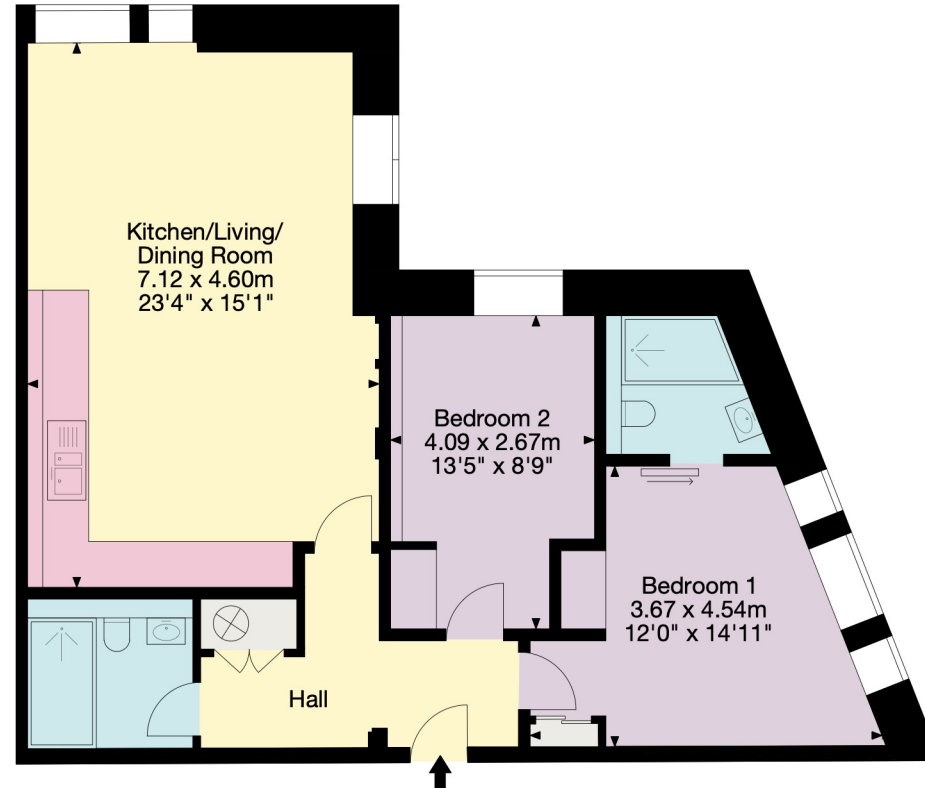




# Argyle House

## Grove Street, Bath

Gross Internal Area (Approx.)  
Unit 7 = 70.9 sq m / 763.1 sq ft



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC

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 2025.

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