



WentWorth
Estate Agents



Flat 2, 5 Abbey Green, Bath, BA1 1NW

- Grade II listed studio apartment
- Prime Abbey Green location
- Approximately 399 sq ft
- Spacious 22'3" studio room
- Three sash windows with views
- Separate fitted kitchen
- Shower room and separate WC
- Long lease of approximately 176 years
- Potential rental yield of approximately 6.8%
- No onward chain

Price guide £220,000

Location

Abbey Green is a historic cobbled square in the heart of Bath, immediately to the south of the Roman Baths and Bath Abbey. Centred around its distinctive mature London plane tree, the square is lined with handsome period buildings and is home to a mixture of independent shops, caf  s and restaurants. Despite its exceptionally central position, Abbey Green has a more intimate character than many of the city’s principal shopping streets, while SouthGate, Milsom Street and the wider city centre are all within easy walking distance.

Bath is renowned for its Roman and Georgian heritage and is designated a UNESCO World Heritage Site. The city provides an extensive range of shops, restaurants and cultural amenities, including the Theatre Royal, Thermae Bath Spa, the Roman Baths and numerous museums and galleries.

Bath Spa railway station is approximately 500 metres away and provides regular direct services to London Paddington, with the fastest journeys taking around 1 hour 18 minutes, and to Bristol Temple Meads in around 11 minutes. For travel by road, Junction 18 of the M4 is approximately 10 miles north of the city and is reached via the A46.

Internal Descriptions

The apartment is situated on the second floor and is approached via the communal entrance hall and staircase. Once inside, a private entrance hall provides access to the principal accommodation.

The main studio room is a particularly well proportioned space, measuring approximately 22'3" x 12'11" at its widest points. Three sash windows overlook Abbey Green and incorporate window seats, providing an attractive outlook across the historic square. The room offers ample space for both sitting and dining furniture, together with a recessed area which provides a natural position for a bed. Two built-in cupboards provide useful storage.

A separate kitchen, measuring approximately 9'5" x 5'8", is fitted with a range of units and provides space for a fridge and washing machine. The arrangement of the kitchen away from the main living space is a notable advantage for a studio apartment.

The shower room comprises a shower enclosure and wash hand basin, while a separate WC is accessed from the entrance hall. Together, the separate kitchen, shower room and WC allow the main studio room to remain largely dedicated to living and sleeping accommodation.

External Descriptions

The property forms part of an attractive period building overlooking Abbey Green, with views across the historic cobbled square and its distinctive mature London plane tree. The setting is particularly appealing, with the square's independent shops, caf  s and restaurants creating a lively yet characterful atmosphere.

Additional Information

Tenure: Leasehold

Lease: 215 years granted in 1987, with approximately 176 years remaining

Service Charge: Approximately   600 per annum

Council Tax Band: A

Listed Status: Grade II

Conservation Area: City of Bath Conservation Area

Local Authority: Bath & North East Somerset Council

Estimated Rental Income: Approximately   1,250 per calendar month (  15,000 per annum)

Estimated Gross Rental Yield: Approximately 6.8% based on the guide price of   220,000

NB: The above information has been provided by the seller and other relevant sources and should be verified by a purchaser's legal adviser prior to exchange of contracts. The estimated rental income is based on a current rental appraisal provided by Aspire to Move and is not guaranteed. The quoted gross rental yield is based on the guide price and does not take account of service charges, letting or management fees, taxation, maintenance costs, periods of vacancy or other expenditure.

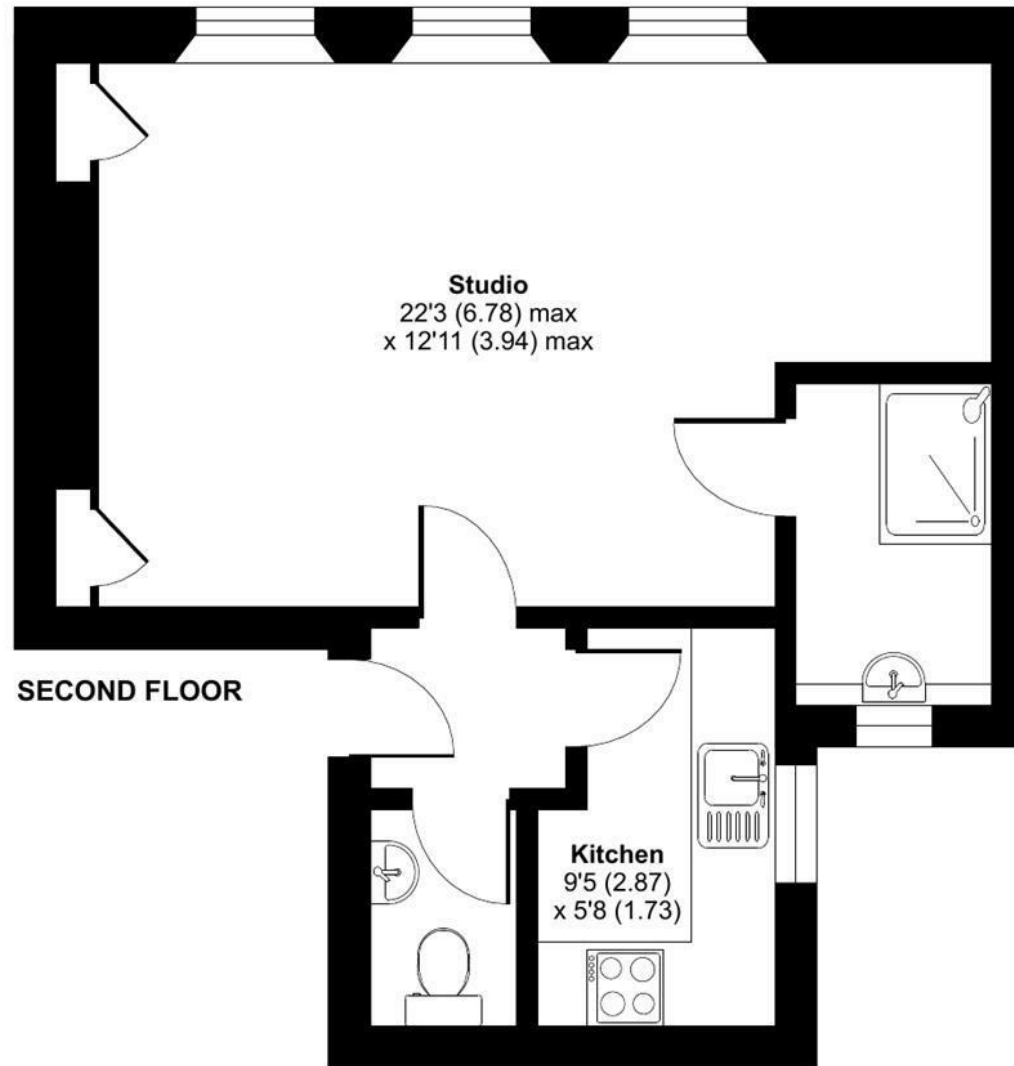
Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Abbey Green, Bath, BA1

Approximate Area = 399 sq ft / 37 sq m

For identification only - Not to scale

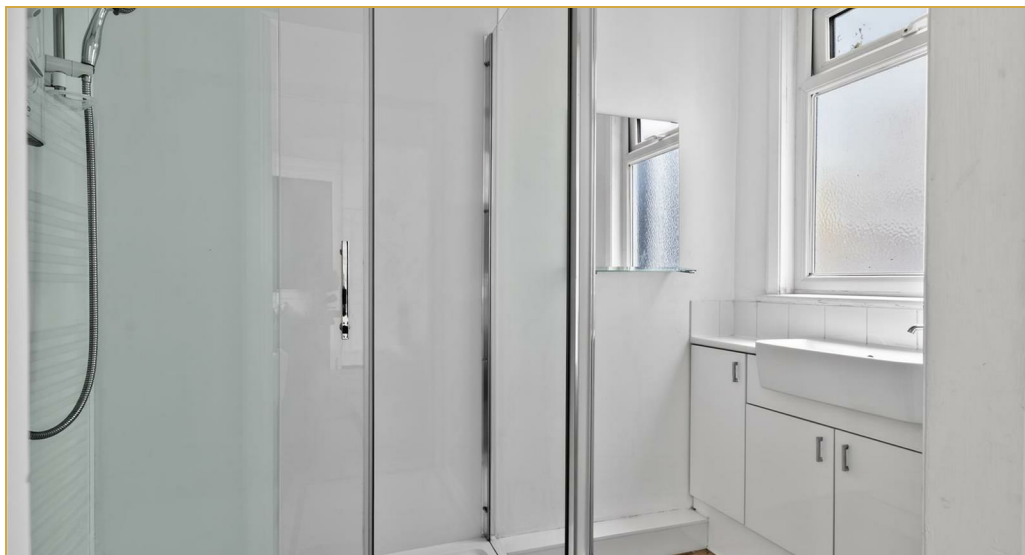


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1432831



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

