



£1,795 Per month

Terrace Walk, Bath, BA1



We are excited to present this first-floor apartment within a Grade II listed Georgian townhouse on Terrace Walk. Enjoy stunning views towards Parade Gardens, elegant period features, high ceilings and a spacious drawing and dining room. The apartment offers two charming bedrooms, a fully equipped kitchen, contemporary shower room and shared laundry facilities. Perfectly positioned moments from Bath Abbey, the River Avon, shops, restaurants and cultural attractions, it is also just a five-minute walk from Bath Spa station, with direct services to London, Bristol and South Wales. An exceptional city-centre rental combining historic character, comfort and convenience.



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About the property

Set within an impressive Grade II listed Georgian townhouse on Terrace Walk, this beautifully presented first floor apartment enjoys an outstanding position in the heart of Bath. With views towards the Pieroni Fountain, Parade Gardens and the surrounding hills, the property is ideally placed for enjoying everything the city has to offer.

The living and dining room is positioned at the front of the apartment and features large sash windows with secondary glazing and shutters. High ceilings, wood panelling and excellent natural light create an impressive living and entertaining space. Furniture is provided and features sofa, armchair, dining table and chairs.

The main bedroom also enjoys views towards Parade Gardens and retains a wealth of period character, including two sash windows with secondary glazing and a striking cast iron fireplace. The second bedroom at the rear of the property, with its own period fireplace. Both bedrooms are offered furnished with bed, mattress, and wardrobe storage. The larger room also has chest of drawers and bedside tables.

The fully fitted kitchen includes a Neff oven and microwave, gas hob with extractor fan, slimline dishwasher, fridge and freezer.

The contemporary shower room has a window to the rear and comprises a walk in shower, wash basin, WC and heated towel rail.

The apartment is accessed through a private entrance hall and also benefits from shared use of a laundry room off the main landing, equipped with a washing machine and tumble dryer.

Terrace Walk is moments from Bath Abbey, the River Avon, the Recreation Ground and the city's excellent selection of shops, restaurants, cafés and cultural attractions.

Bath Spa Railway Station is approximately 5 minutes away on foot and provides direct services to London Paddington, Bristol and South Wales. Junction 18 of the M4 is approximately 10 miles to the north, while Bristol Airport is around 18 miles away.

Council tax band: C

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- First floor apartment
- Available now
- Views
- Council tax band C: £2066.91
- Fully furnished
- Central Bath location
- Two double bedrooms
- Holding deposit: £414



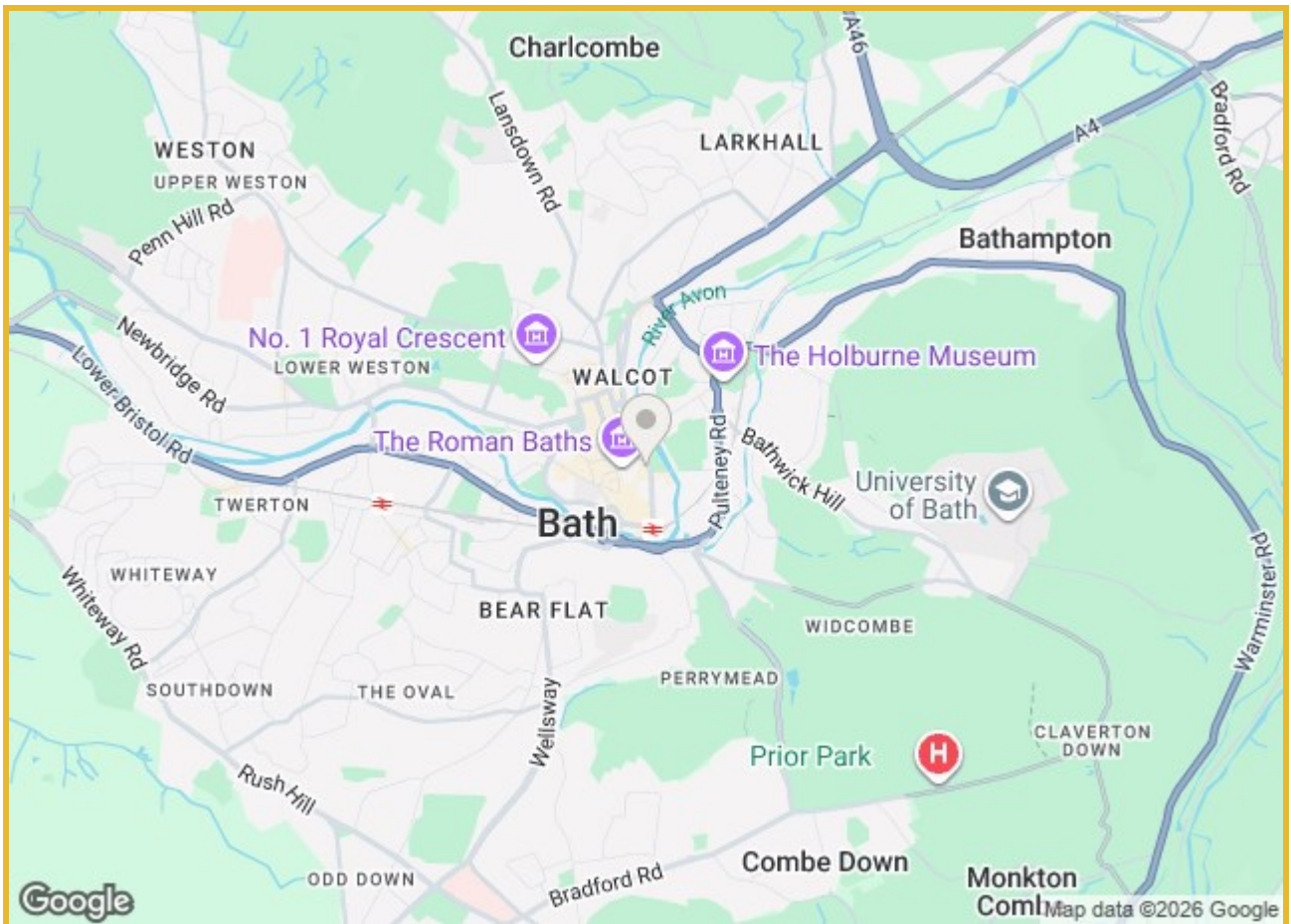
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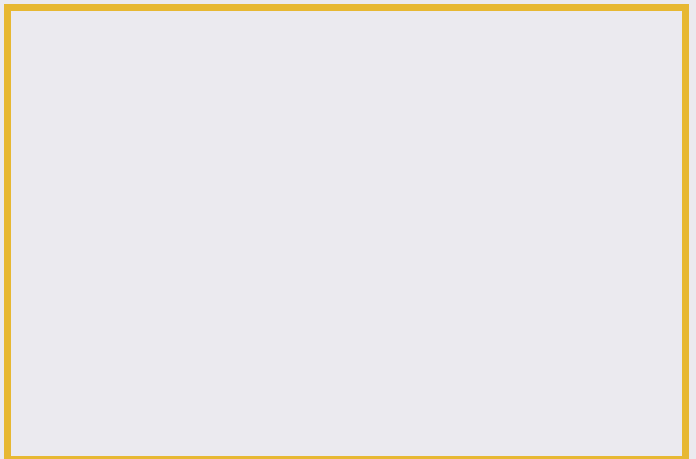
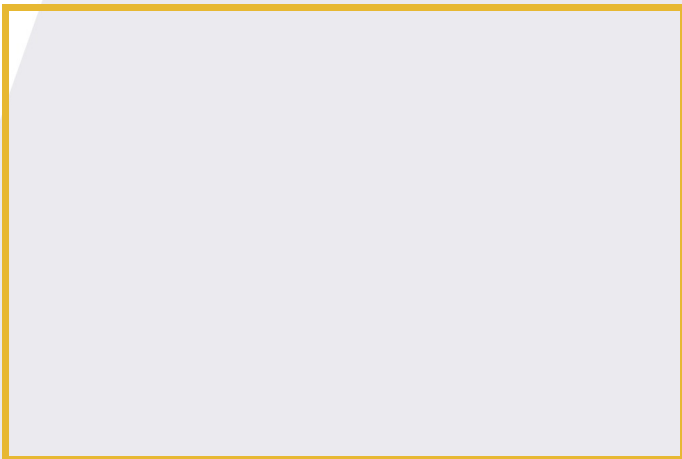


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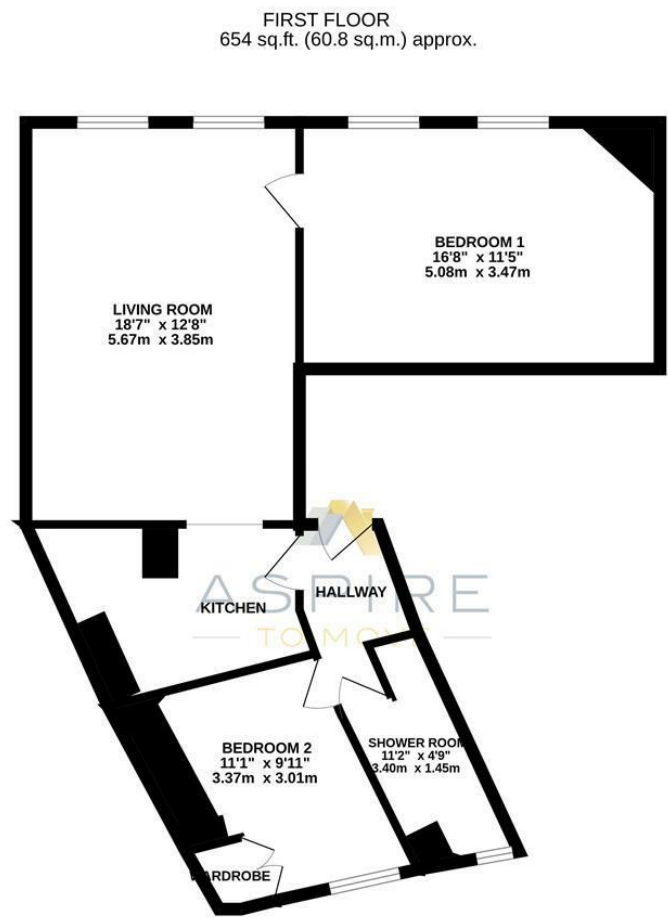


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Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		