



WentWorth  
Estate Agents



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## 4A St. Anns Place, Bath, BA1 2BJ

- Three Bedroom Grade II Listed Maisonette
- Beautifully Presented
- Bright and Spacious Living/Dining Room
- Two Double Bedrooms, One Single Bedroom
- Stylish Kitchen
- Superb City Centre Location
- Parking Space on Separate Title

**Offers in excess of £400,000**

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### Location

This spacious three bedroom maisonette can be found tucked away in a pretty, pedestrian side street which is just a few minutes walk into Bath City Centre. Situated just minutes from the Circus, Royal Crescent and Roman Baths, with a huge array of restaurants, cafes, bars, shopping and other public amenities, this property is perfect for anyone looking for a central location. The property also benefits from a short level walk to the train and bus station, which connects you to London, Bristol and other local villages.

### Internal Descriptions

Entering the property you are greeted with a small communal entrance hallway, leading to the front door of the Maisonette. Once inside you will find a welcoming hallway with a useful, large storage cupboard. The kitchen is well-appointed and the pretty pastel tiling is complemented by the worktops and flooring. A sash window allows for plenty of natural light. The living/dining room is a generous space and has an elegant, tranquil aesthetic ideal for entertaining and relaxing. A guest cloakroom is also to be found on the ground floor. Taking the stairs down to the lower ground floor you will find a beautifully presented master bedroom, benefitting from built-in wardrobes. The second double bedroom is light and airy and the third, single bedroom is currently utilised as a home office. A stylish bathroom is also to be found on the lower ground floor. There is a vault which is accessed via a doorway, which two other properties have separate access to.

### External Descriptions

The property is to be found in a quiet, pedestrian side street. This property comes with a parking space on Stanhope Place, which is on a separate title.

### 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.

### Additional Information

Tenure: Leasehold - with Share Of Freehold

Lease Years Remaining: Circa 958 years

Service Charge: Approx: £1200 per annum

Ground Rent: Included in Service Charge

Council Tax Band: C

Listed Status: Grade II

Local Authority: Bath and North East Somerset

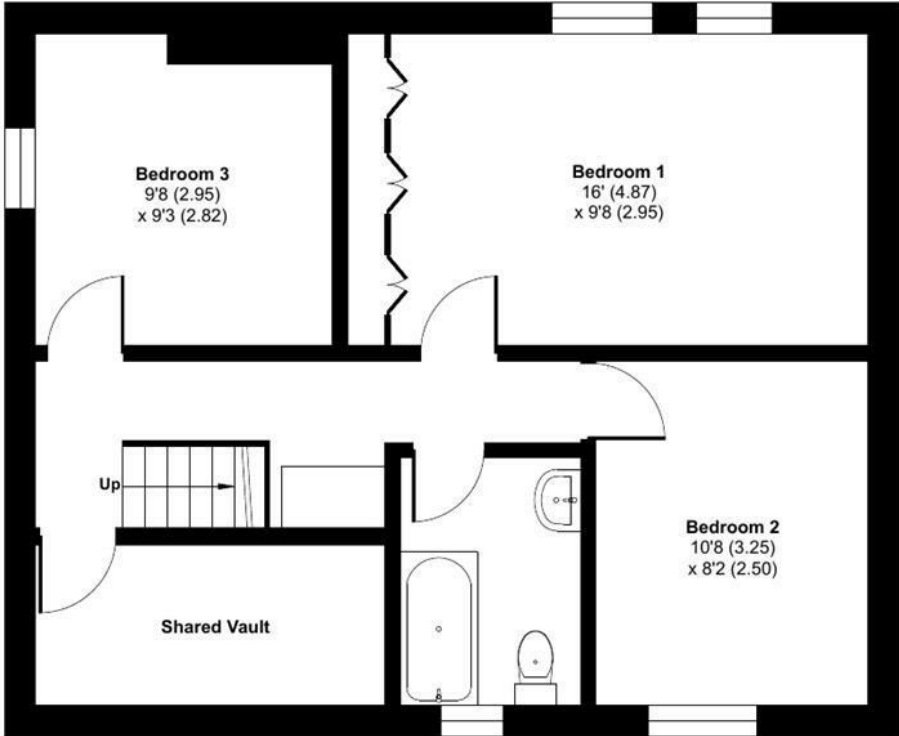
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

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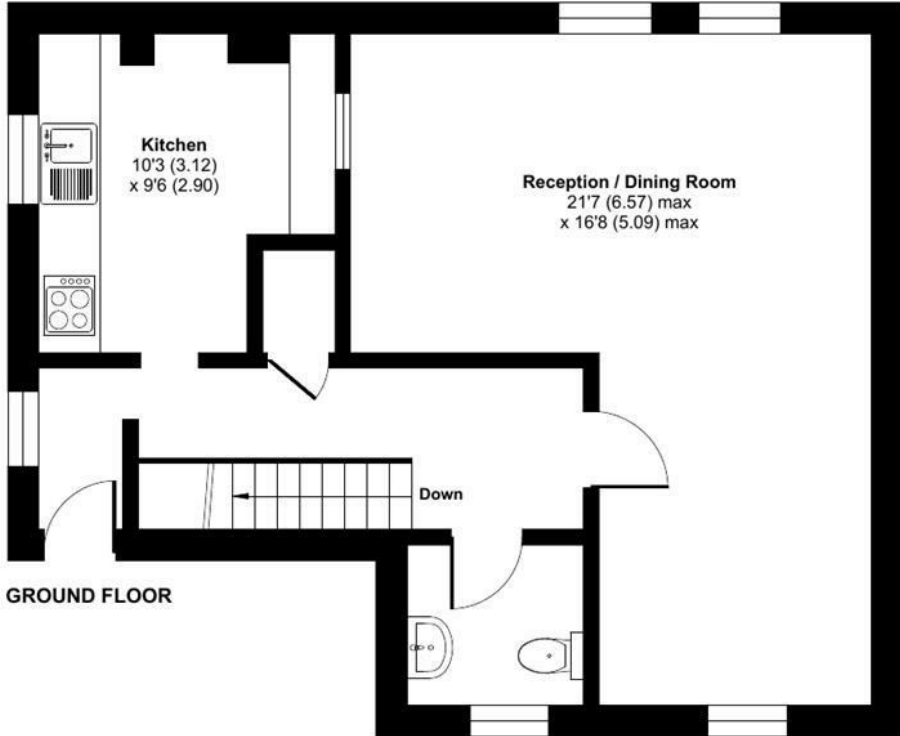
# St. Anns Place, Bath, BA1

Approximate Area = 1028 sq ft / 95.5 sq m (excludes shared vault)

For identification only - Not to scale



LOWER GROUND FLOOR



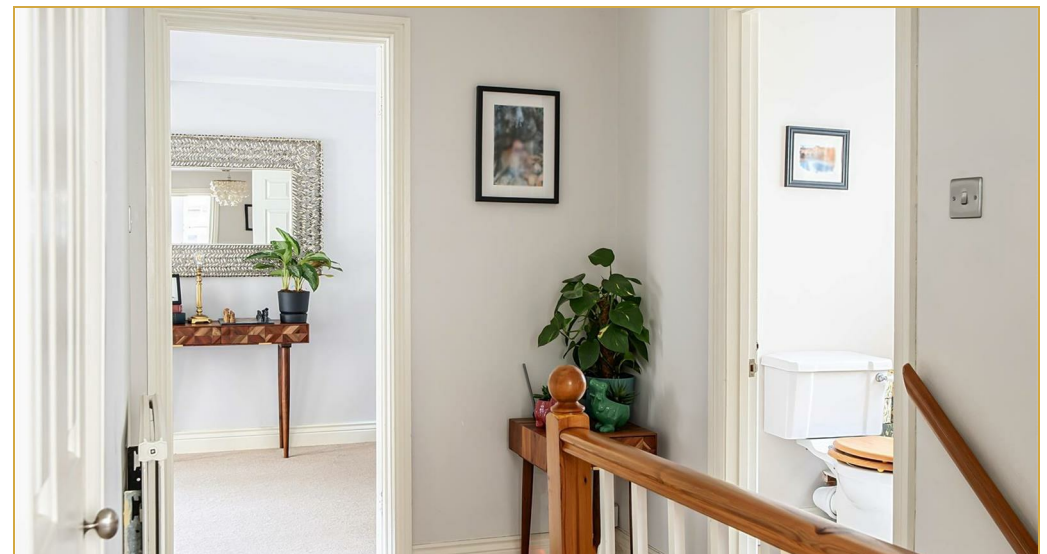
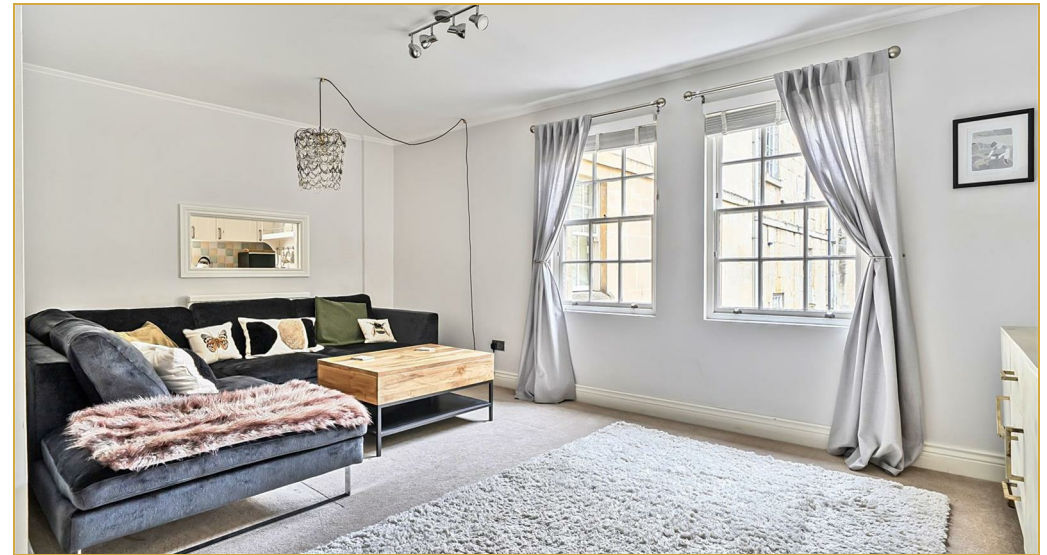
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1424681



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	42	77
England & Wales		
		EU Directive 2002/91/EC





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