



Flat 105, The Tramshed, Beehive Yard, Bath, BA1 5BB

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**A beautifully presented, modern 3 bedroom apartment in the sought-after Tramshed development with allocated parking, sold with no onward chain**

Central location in Walcot | 3 bedrooms | Stunning Neptune kitchen | Allocated parking | Warehouse conversion | Lift access | Ideal lock up and leave | On site manager and security | High specification throughout | No onward chain

## Location

Located within the main Conservation Area of the City of Bath, the tram sheds were originally built in 1820. Until the late 90s, the former tram sheds and the foundry in Beehive Yard had been out of use for many decades. In 2022, a full renovation was undertaken, and the building was converted into twenty-four modern apartments. Walcot has long been known as the artisan district of Bath and offers many fantastic eateries and bars.

Bath is a World Heritage site, famous for its Roman heritage and Georgian architecture. It has an excellent range of shopping facilities and cultural activities, to include The Theatre Royal and The Holburne Museum. There is a wonderful selection of excellent restaurants, cafés, shops and parks, along with world class sporting facilities available at the nearby Bath Rugby.

Communications are very good with Bath Spa rail station providing direct links to London Paddington and to Bristol and South Wales. The M4 motorway Junction 18 is 10 miles to the north.

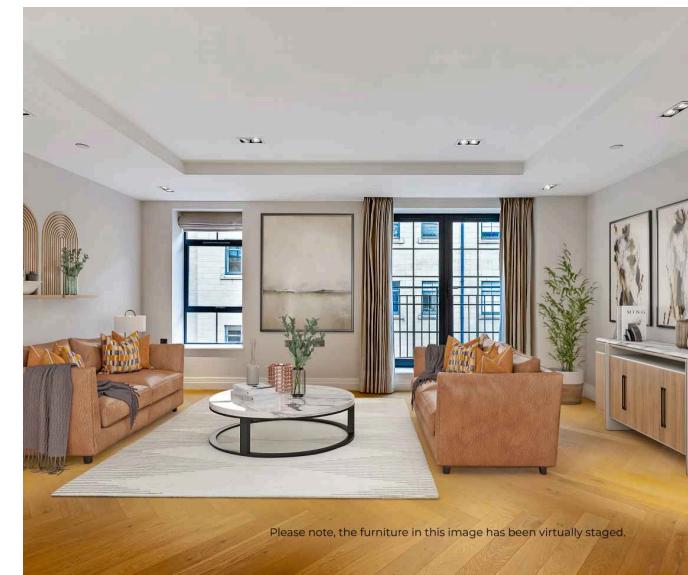
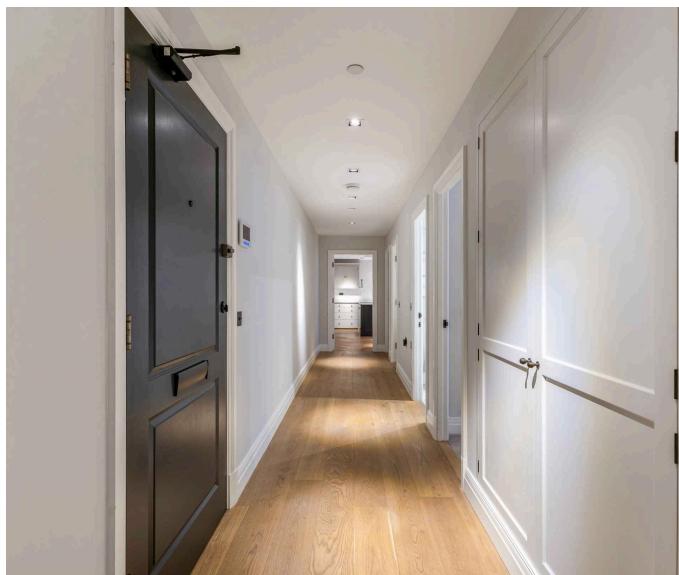
## Description

A beautifully presented apartment arranged around a wide and welcoming entrance hallway, opening into an impressive open-plan kitchen, living and dining space. The bespoke Neptune kitchen forms a striking focal point, featuring floor-to-ceiling cabinetry, integrated fridge/freezer, double oven and a substantial central island, perfectly suited to both everyday living and entertaining. The room is exceptionally well proportioned and overlooks the courtyard.

The accommodation comprises three generous bedrooms, including a principal suite with a stylish en-suite shower-room. Two of the bedrooms benefit from bespoke built-in storage, while one enjoys a Juliet balcony with courtyard views.



Please note, the furniture in this image has been virtually staged.



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A further large bathroom and a separate cloakroom are finished to an excellent specification.

A discreet utility room with plumbing for a washing machine and dryer is positioned at the end of the hallway. Throughout the apartment, engineered oak flooring and underfloor heating provide a seamless blend of comfort, warmth and elegance..

#### General Information

Council tax band - G

Tenure - Leasehold (120 years remaining)

Service Charge - Approx £6,300 per annum

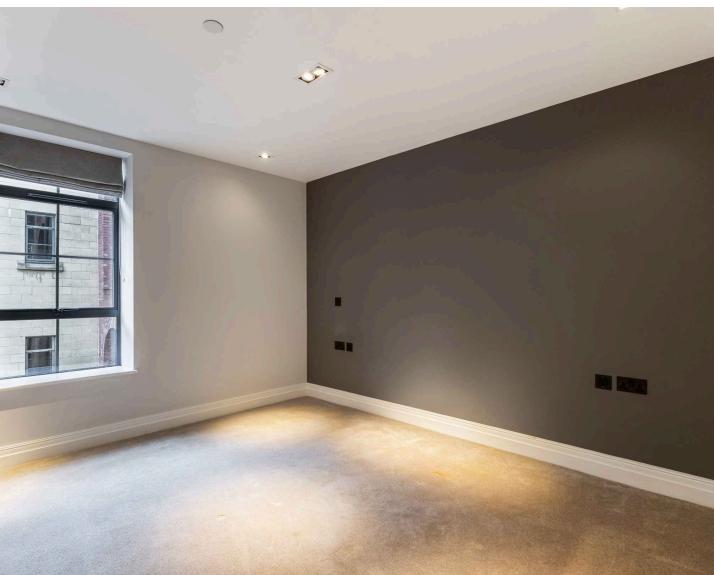
Ground Rent - Peppercorn

Services - Electric underfloor heating, mains drainage, mains water

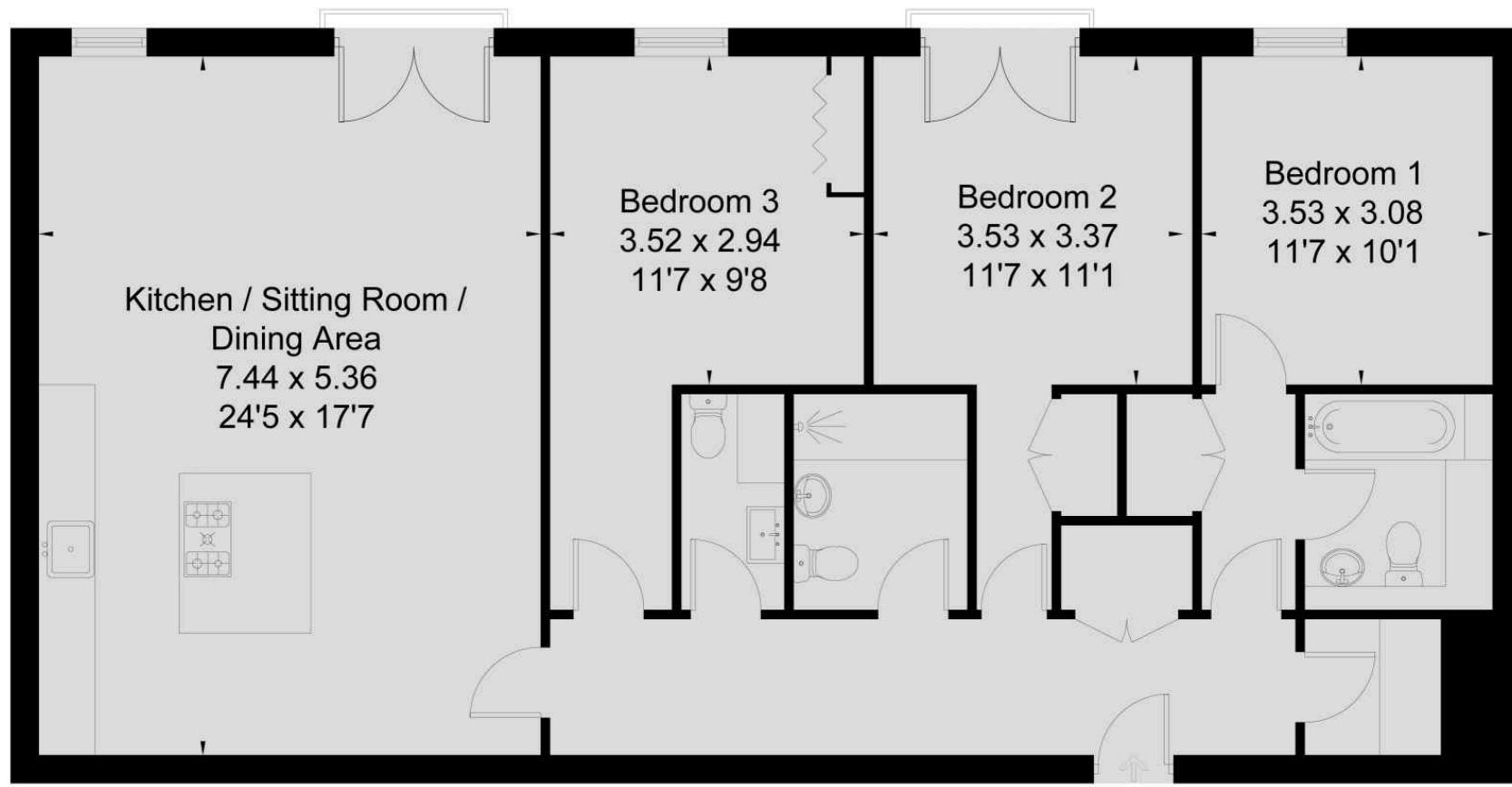
EPC - 83 (B)

#### Agent's Note

Please note that the furniture shown in images on pages 2 and 3 is virtually staged.



Approximate Floor Area = 110.4 sq m / 1188 sq ft



## First Floor



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