



WentWorth  
Estate Agents



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## Flat 1, 26 Great Stanhope Street, Bath, BA1 2BQ

- Two bedroom ground floor apartment
- Situated within a Grade II listed building
- Full of character and period features
- Very well presented
- Sleek kitchen
- Bright living room
- Well located for access to Bath Spa Mainline Station
- Residents permit parking

**Offers in excess of £375,000**

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### Location

The apartment is situated in a popular location on Great Stanhope Street, and enjoys a very central location, only a short stroll to the magnificent Royal Crescent, Circus and Victoria Park. Being positioned so centrally, it allows the owners to benefit from all that The World Heritage City of Bath has to offer, with rich cultural, shopping, historic and sporting facilities. For those that need to commute, Bath Spa Railway station, (situated to the south of the City centre,) offers a main line link into London Paddington and Bristol Temple Meads, likewise the M4 Motorway at Junction 18.

### Internal Description

Entering the property via the communal entrance hallway you will find the front door to the apartment. Once inside you are greeted with a bright hallway with steps up to the warm and inviting living room. Full of character, the living room enjoys dual aspect windows allowing for plenty of natural light. The bright and airy kitchen leads from the entrance hallway and has sleek wall and base units. There is space for a table and chairs, or a work from home station. A very useful utility room, with a large storage cupboard, is opposite the kitchen. Bedroom one is a beautifully light and bright space and boasts built in wardrobes. The second bedroom is another double and again has built in wardrobes. The well-appointed bathroom comprises of a bath, with shower over, wash hand basin vanity and a w/c.

### External Description

Externally there is a side gate which leads to an outhouse which is home to all the flats gas meters.

### Additional Information

Tenure: Leasehold with share of Freehold

Lease Years Remaining: 961

Management Company: HML Management Company

Service Charge: £2400.00 p.a.

Ground Rent: £25 p.a.

Council Tax Band: B

Listing Status : Grade II

Local Authority: Bath and North East Somerset

EPC Rating - C

### Agents Note

#### Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

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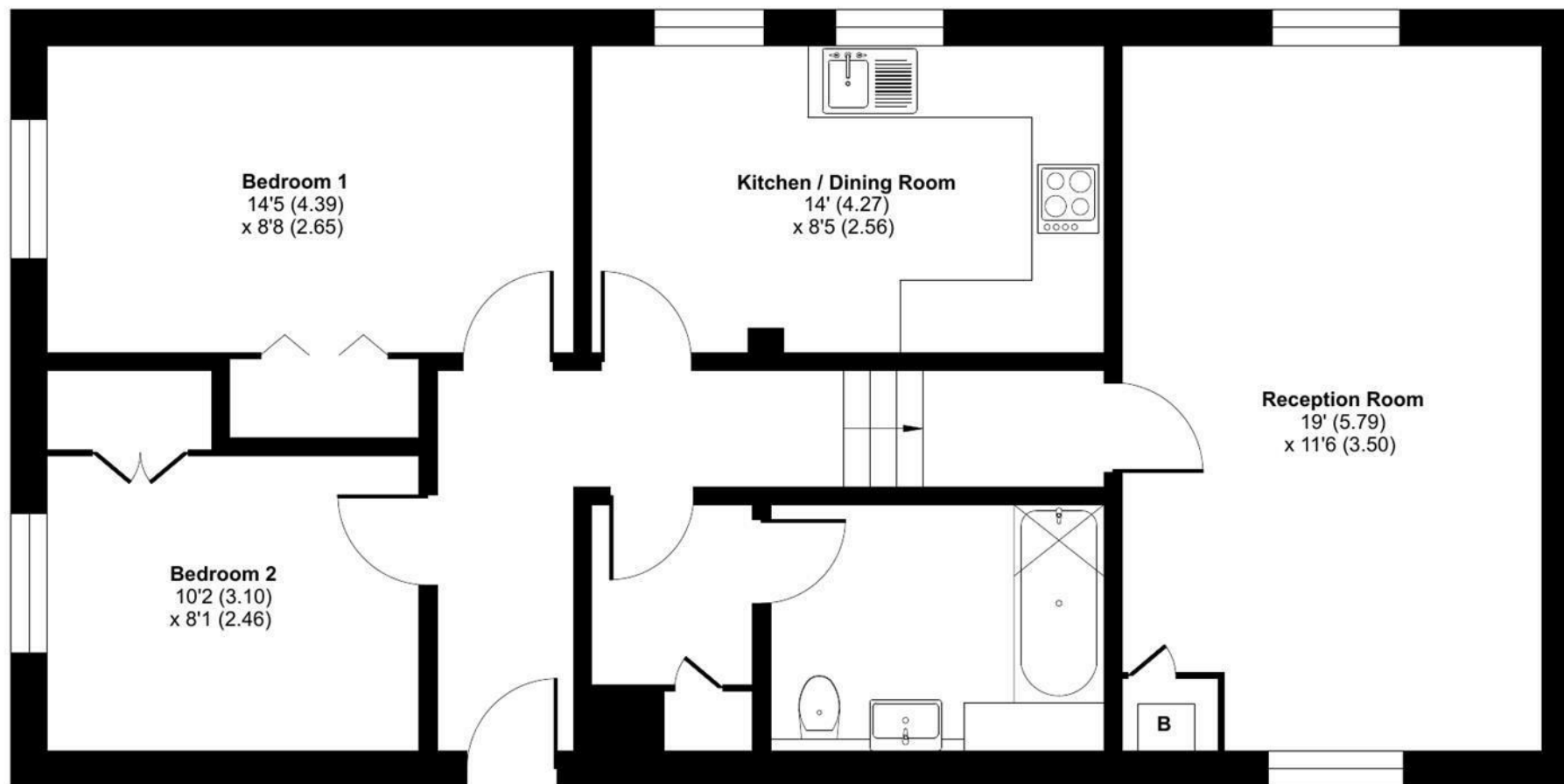


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 69      | 78        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive                                |         |           |

# Great Stanhope Street, Bath, BA1

Approximate Area = 789 sq ft / 73.3 sq m

For identification only - Not to scale



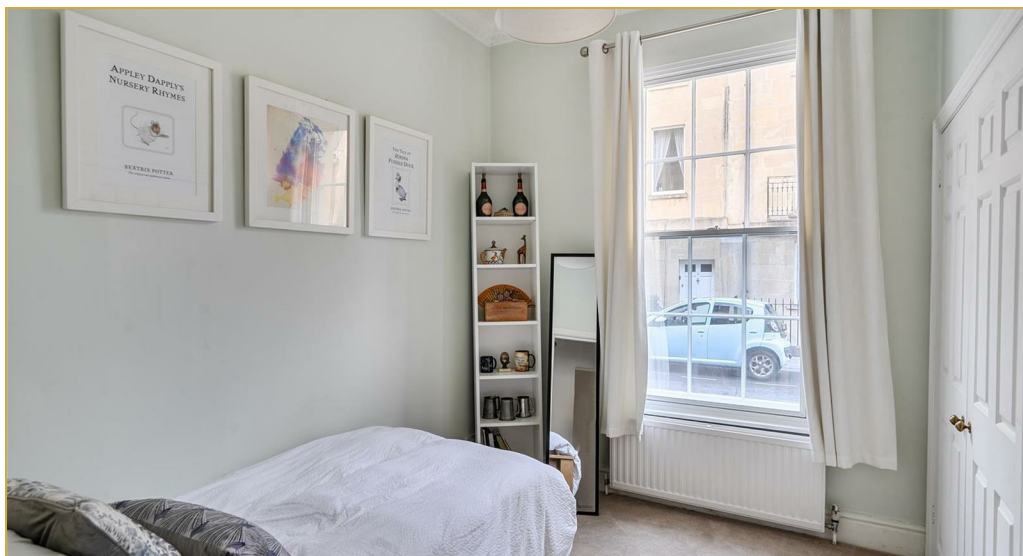
FIRST FLOOR



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: 1464139







## Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

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