TELEPHONE 01225 904999



Bath

Peter Greatorex



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OFFERS IN EXCESS OF
£350,000





Overview

Abbey House, Abbey Green, Bath, offers a rare opportunity to own a centrally located, beautifully finished one-bedroom apartment in the heart of historic Bath. If you are seeking a stylish residence or a prime investment property, this apartment ticks all the boxes.

Prime Central Location
Situated in Abbey Green, this apartment is just steps away from the iconic Bath Abbey and the city's most famous landmarks, such as the Roman Baths, Pulteney Bridge, and Thermae Bath Spa. Its location allows for an immersive experience of Bath's rich history and vibrant city life.

Contemporary Interior
The apartment is decorated in a modern, tasteful style, featuring high-quality fittings and finishes that create a welcoming and luxurious living space.

Holiday Let Success
Its incredible central location and beautifully curated interiors make this property a standout as a holiday let investment. High occupancy rates reflect its popularity among visitors to Bath who value both convenience and comfort.

Cultural Significance
Abbey Green is not just a historic location but also a recognizable setting featured in popular media, including the hit series Bridgerton. Staying here allows guests to experience a slice of cinematic and literary charm.

Ideal for the Discerning Visitor
The property's combination of style, comfort, and location makes it the perfect choice for tourists and business travellers alike. Visitors can step outside to enjoy Bath's vibrant cafés, restaurants, and boutique shops, all within a short stroll.

Investment Potential
Bath's reputation as a world-famous UNESCO World Heritage Site ensures continued demand for high-quality holiday accommodations. This apartment offers excellent potential for consistent income generation while also serving as a personal getaway in one of the UK's most beautiful cities.

Tenure: Leasehold 999 Years with Share of Freehold
Service Charge: £1327 per annum
Ground Rent: £25 per annum
Council Tax: Band B









A turnkey investment in one of Bath's most famous
Abbey House sits on Abbey Green, one of the most photographed corners of Bath, just moments from Bath Abbey. This beautifully presented one-bedroom apartment has traded successfully as a holiday let for three years. It is offered as a going concern, complete with furnishings, booking platforms and an established base of guest reviews, so a new owner can take bookings from day one.

The Apartment
The interior has been finished to a high standard in a calm, contemporary style, with quality fittings throughout. It is designed to photograph well and to earn strong reviews. It suits couples, city-break visitors and business travellers alike, which helps keep occupancy high across the year.

The Location
Few addresses in Bath are as central. The Roman Baths, Thermae Bath Spa, Pulteney Bridge and the city's best independent shops, cafés and restaurants are all within a short walk. Abbey Green itself is instantly recognisable to many visitors as a filming location for the hit series Bridgerton, which gives the apartment a real point of difference in a competitive market.

The Opportunity
Bath's status as a UNESCO World Heritage City draws visitors year-round, and well-located, well-presented accommodation remains in high demand. This apartment offers a proven income from the outset, along with the flexibility to keep some dates for your own use in one of the UK's most beautiful cities.

Key facts
Tenure: Leasehold, 999 years, with Share of Freehold
Management Company: TBC







Service Charge: £2,000 per annum
Ground Rent: £25 per annum
Council Tax: Band B

The above information has been provided by our client in good faith but could be subject to change

Grounds

KEY FACTS

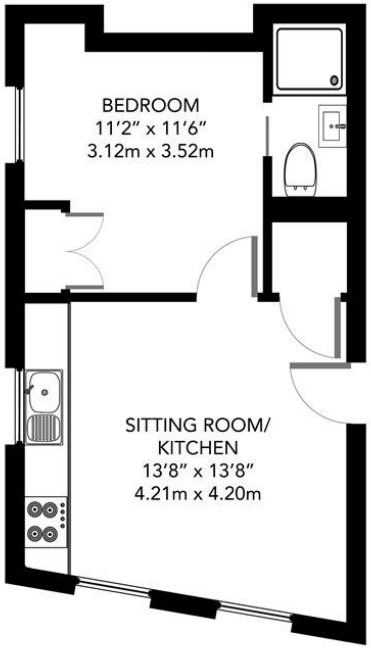
- HOLIDAY BUSINESS FOR SALE
- Established, trading holiday let
- Three years' trading history, with management accounts available
- Sold fully furnished and ready to trade
- Elegant one-bedroom apartment adjacent to Bath Abbey
- Beautiful Presentation
- Leasehold (remainder 999 years) with Share of Freehold
- Highly recommended





Abbey House, Abbey Green, Bath, BA1 1NR
Total Area: 314 sq.ft. (29.2 sq.m.)

GROUND FLOOR



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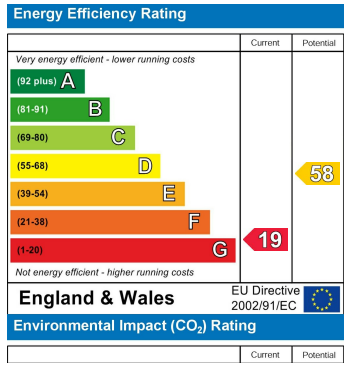
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy



Whilst every attemp has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error,omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Focus Property Marketing 2021





Key Facts

- Tenure: Leasehold - Share of Freehold
- Council tax: BANES, band B
- EPC Rating: G
- Add text here
- Add text here






THE BATH BUN
TEA SHOPPE


CHARLOTTE BRUNSWICK
Chocolates
PATISSERIE
THE BATH SW

Location

For more information please get in touch with our team

PETER GREATOREX

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SALES@PETERGREATOREX.CO.UK

4 QUEEN STREET, BATH, BA1 1HE





Your home deserves extraordinary.

Buyer Verification Checks – Legal Requirement

Please note that, in accordance with UK Anti-Money Laundering (AML) regulations, **all buyers whose offer is accepted must undergo identity (ID), AML, and source of funds verification** before the sale can proceed. These checks are a **legal requirement** and ensure compliance with current legislation. The cost for this service is **£45 plus VAT per person**, payable by the buyer.

We will contact you with full instructions once an offer has been agreed.

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