



PARK STREET, BATH, BA1
£550,000 LEASEHOLD

Winkworth



PARK STREET, BATH, BA1 2TF

2/3 bedrooms | Georgian property | Grade II Listed prime location | private garden | on street permit parking | stone's throw from amenities on St James's Square.

Spacious entrance hall | sitting room with wood burner | kitchen | 2/3 bedrooms | 2 bathrooms | utility room | garden.

A beautifully designed apartment, renovated to the highest of standards. Architecturally designed and refurbished by renowned Bath building firm, Emerys.

The attention to detail in this property is outstanding, the pinnacle of which is the stunning kitchen extension.

The spacious sitting room is an impressive room with woodburner.

To the rear of the property is a pretty courtyard garden, perfect for alfresco eating and drinking.

Park Street, leading off St James's Square, is ideally located for Bath city centre and is also short walk from Royal Victoria Park. The garden in St James's Square is well maintained and enclosed with a large wrought iron fence, and is arguably one of Bath's most impressive Georgian squares.

There are local amenities, including St James Wine Vaults, a coffee shop and deli, pharmacy, greengrocer and convenience store, are just a short walk from the property.

Spa / Wellness membership is available at the Royal Crescent Hotel.

GRADE II LISTED

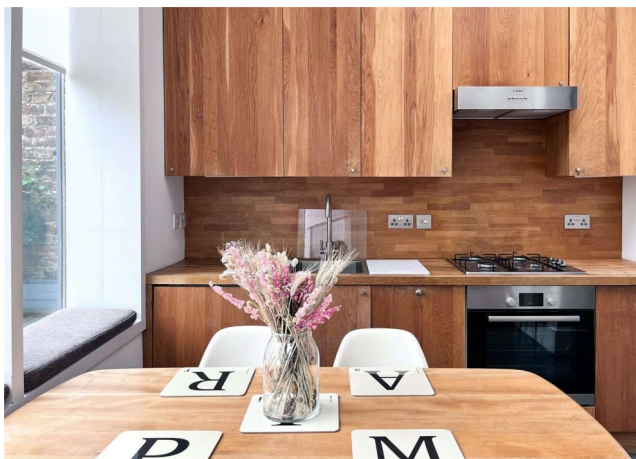
BANES – Council tax Band B

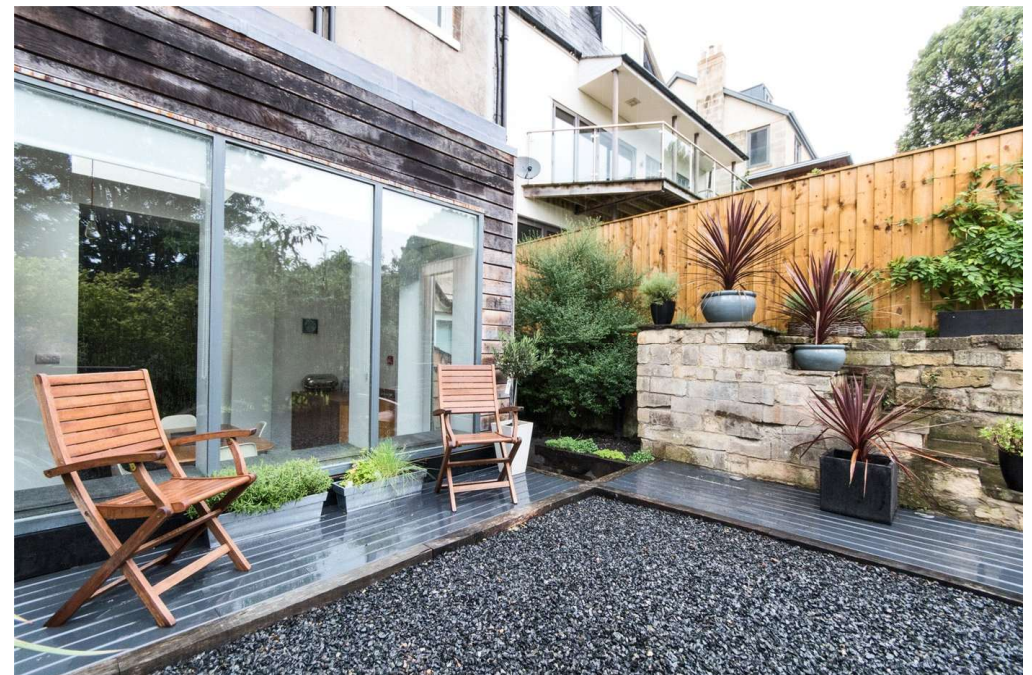
GROUND RENT peppercorn

SERVICE CHARGE £202.80 per month

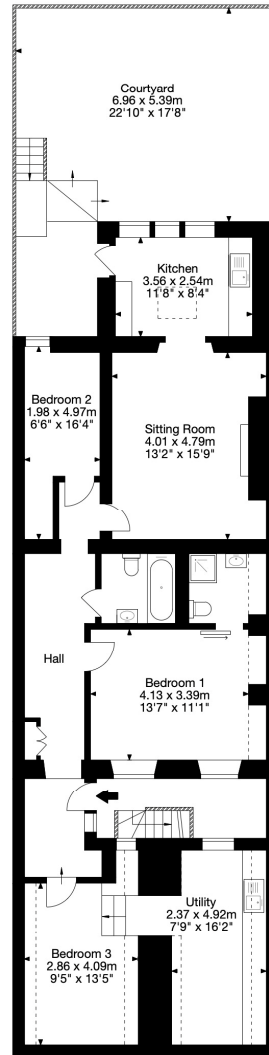
All mains connected

Broadband speed





25A Park Street, Bath BA1 2TF
 Gross Internal Area (Approx.)
 117 sq m / 1,269 sq ft



Lower Ground Floor

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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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