



Top Floor Flat, 17 Brock Street, BATH, Bath, Somerset, BA1 2LW

Asking Price £385,000 share of Freehold

Entrance Hall | Kitchen | Living room | Bathroom | Large double bedroom | Park views | Residents parking permit available.



DESCRIPTION

A beautifully presented one bedroom apartment in a Grade II* Listed Georgian townhouse.

This apartment is accessed via very well-maintained hall and stairs leading to the top floor. The main door leads into the inner hallway which is a very useable space with room for a desk. This in turn leads to the fully fitted Kitchen at the rear of the property with fitted units, room for a table and Southerly views across Victoria Park. The spacious Living room is also at the rear of the property and benefits from the Southerly views across the park as well as a feature Victorian style fireplace.

At the other end of the apartment there is a spacious bathroom with roll top bath, w.c and wash hand basin and a large double bedroom with a Georgian style feature fireplace.

Local Council Bath & Northeast Somerset
Council Tax Band C

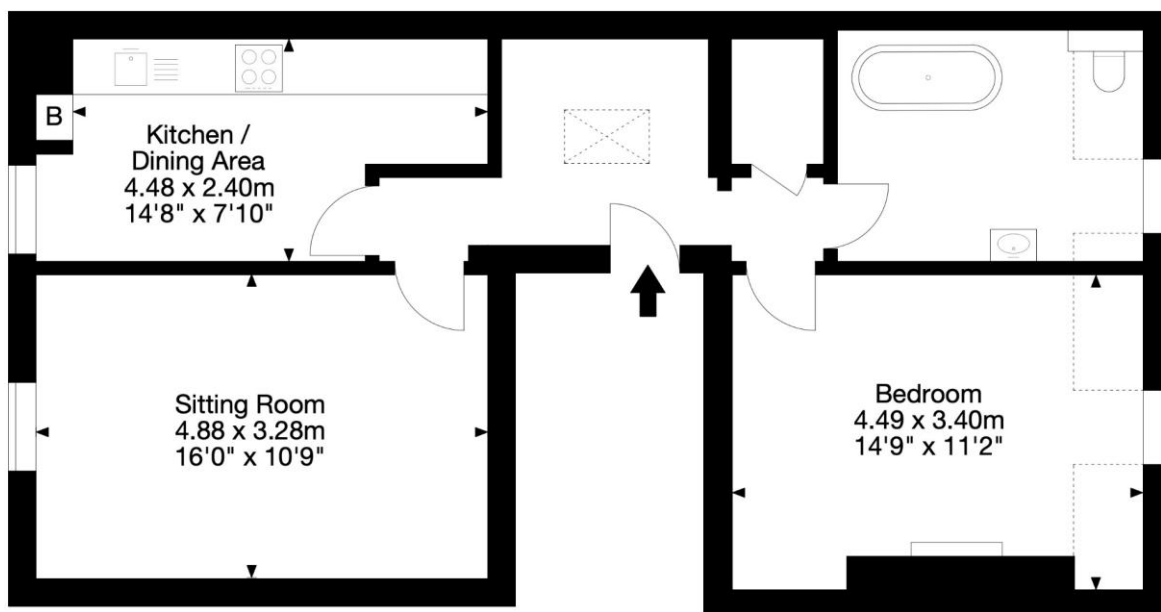
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



LOCATION

Location: Brock Street in Bath is a charming, mid-Georgian street located between the Royal Crescent and the Circus, two of Bath's most iconic landmarks. It features a row of terraced townhouses, some of which were built between 1767 and 1770 by John Wood the Younger. The south side of Brock Street offers beautiful views over Gravel Walk and into Royal Victoria Park.

17 Brock Street, Bath BA1 2LW
Gross Internal Area (Approx.)
Total Area = 61 sq m / 656 sq ft



Third Floor

© Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
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.

Capture.

COUNCIL TAX- C

LOCAL AUTHORITY - Bath & North East Somerset Council.

SERVICE CHARGE - Set for 2025/2026 at £1,557.60

LEASE- 999 years from 1986

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