



BEAUFORD SQUARE, SOMERSET, BA1
£625,000 FREEHOLD





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Entrance Hall | Lounge | Reception room | 2 double bedrooms | Bathroom | Single bedroom | Kitchen | Rear Courtyard Garden.

Residents parking permits available

Bath Spa mainline railway station to London Paddington c.90 mins Bristol c.15 mins and the M4 junction 18 is c.10 miles.

This delightful Grade II Listed townhouse, recently featured in the popular Bridgerton Netflix series, is situated in the heart of Bath just next to the famous Theatre Royal. It has the benefit of overlooking the communal gardens opposite and could not be better situated for access to all of Bath's city centre amenities. Beauford Square is believed to have been built c.1730 to a design by John Strahan.

The accommodation is arranged over four storeys. On the ground floor the property is accessed into an entrance hall which leads into the Lounge on the ground floor which leads through to a further reception space at the rear. The hallway also leads to the stairs and a rear door into the courtyard garden.

On the first floor there is a double bedroom (Bedroom 1) at the front with a sash window overlooking the communal gardens and the Theatre. At the rear of the first floor there is a bathroom with Bath and shower.

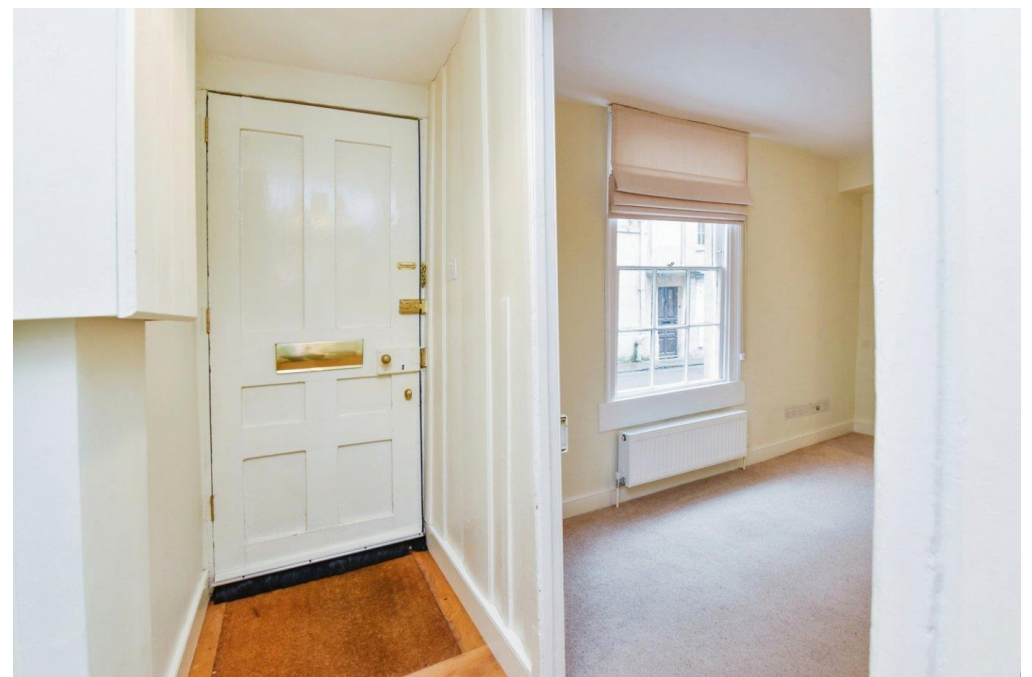
On the top floor there is a further double (Bed 2) and a single bedroom at the rear.

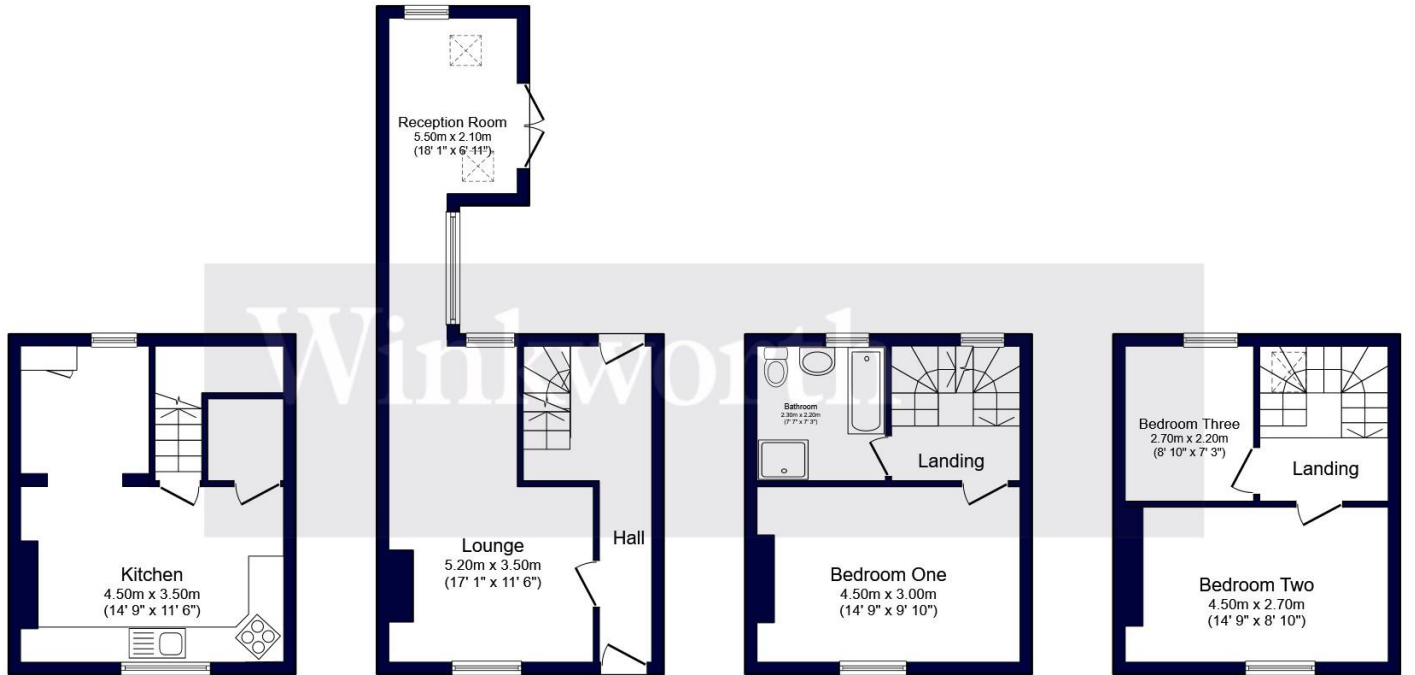
The kitchen/dining area is situated on the lower ground floor and comprises built in oven and hob and a beautifully preserved traditional Georgian fireplace.

LOCATION

Beauford Square is situated right in the centre of Georgian Bath opposite the Bath Theatre Royal. It is a very short walk up the hill to the world famous Circus, Royal Crescent and Assembly Rooms. Bath is a UNESCO World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There's a great choice of local schools in both the public and state sector with Kingswood, The Royal High School and King Edwards all close by. Bath Spa train station is within a ten minute walk providing a link to London Paddington (journey time approx. 90 mins)







Basement

Floor area 24.3 m² (262 sq.ft.) approx

Ground Floor

Floor area 33.5 m² (361 sq.ft.) approx

First Floor

Floor area 24.3 m² (262 sq.ft.) approx

Second Floor

Floor area 24.3 m² (262 sq.ft.) approx

Total floor area 106.4 m² (1,145 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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