



Top Floor Flat, 3 Brunswick Place, Bath, Somerset, BA1 2RQ

Asking Price **£550,000**

2 double bedrooms | en suite shower room | Bathroom | Large reception room with living area dining area and kitchen | Bifold doors to wide Juliet balcony with panoramic views over the city.



DESCRIPTION

This contemporary spin on a Grade II Listed Georgian apartment is a true one off in the city. The apartment has the benefit of spectacular panoramic view of the city. The mansard roof terrace has been opened up to create a unique apartment, with 2 bedrooms and 2 bathrooms. Original timbers and stone walls lend warmth and charm, whilst oak flooring throughout, plate glass and cool granite and stone make a great contemporary statement.

The staircase opens up to a large light-filled lobby and a glimpse of that extraordinary view. In the open-plan living, dining and kitchen area, an entire wall has been replaced with large bi-folding windows and a glass balustrade, giving un-interrupted southerly views of the city and the surrounding hills, with famous landmarks, terraced roof-tops and pretty walled gardens.

The dramatic living area is open to the rafters with the original beams and joists on show. An original decorative attic fireplace is an added reminder of the building's 300 year old history. The smart walnut and grey kitchen includes the latest in Siemens technology, with a 4 ring induction hob, a multi-purpose micro-wave, grill and oven and another large electric oven. There is a large fridge and separate freezer, a dishwasher, and plenty of cooking space. A small washing machine is housed in a utilities cupboard in the lobby.

The principal bedroom is smart and spacious. . A small sash window looks onto the neighbouring church and there is a large sky-lit, contemporary en-suite bathroom with a bath, large hand-basin with storage under and a WC with a long tiled shelf for toiletries.

The second pretty bedroom is also a good double.

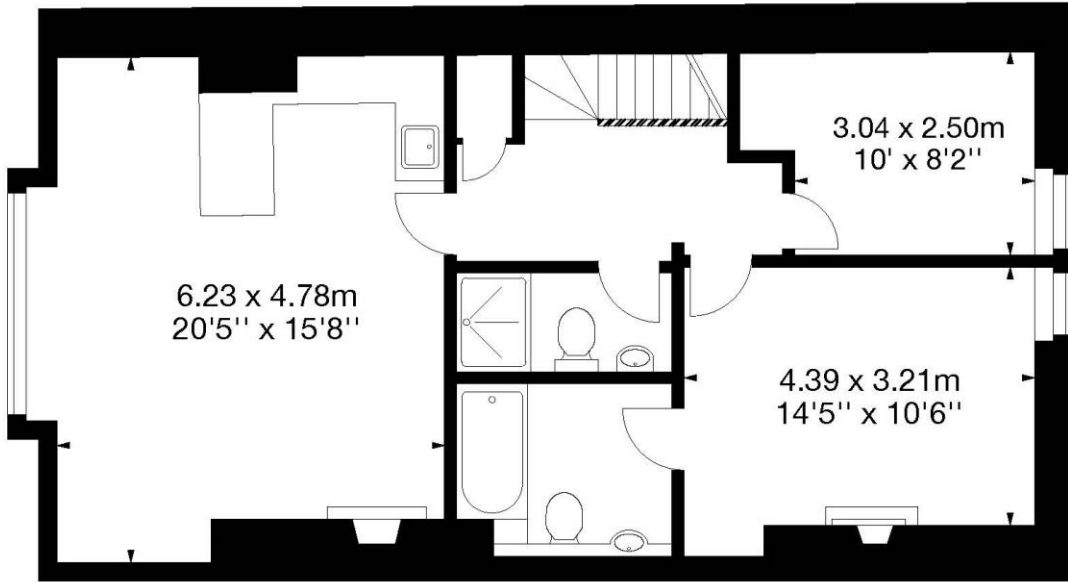
There is a smartly tiled shower room with large walk-in shower (with overhead rainfall shower head only), a small hand-basin with cupboard under and a WC.



LOCATION

Location: Brunswick Place is a terrace of Grade II Listed Georgian townhouses, the majority of which are apartments. It leads off the lower end of Lansdown Road on to Julian Road, where there are a section of local convenience stores including a co-op. The city centre of Bath is on your doorstep, offering renowned shopping, cultural, leisure and historic amenities. The Olive Tree restaurant is around the corner as is the Beckford Bottle Shop, a speciality wine merchant and dining rooms. Hedgemoat Park is over the road, with a children's play area and leading through to Walcot Street with artisan bakeries and a wide selection of shops. Half a mile walk away is Royal Victoria Park, the approach golf course, botanical gardens and tennis courts.

Top Floor Flat,
 3 Brunswick Place,
 Bath, BA1 2RQ
 Approx. Gross Internal Area
 803 Sq Ft - 74 Sq M



Third Floor



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 All Measurements are approximate and should not be relied on as a statement of fact.
 Plan is for illustration purposes only. Not drawn to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX- BAND C
LOCAL AUTHORITY - BANES
SERVICE CHARGE - £2162.17
LEASE- 999 Years from 1st Sept 2015

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