



## Brunswick Place, Somerset, BA1

£395,000 *Share of Freehold*



A spacious first floor apartment in a Grade II Listed building situated in the Georgian centre of Bath.

The property is entered via a communal hallway with stairs which lead to all floors. The apartment front door leads into a private entrance hall with doors to a cloakroom, the kitchen and Living room. The Living room is at the front of the property and benefits from high ceilings with

### KEY FEATURES

- 2 bedrooms
- Living room
- Bathroom
- Cloakroom
- Kitchen
- Residents parking



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original cornice and a large marble feature fireplace and two large sash windows. A doorway leads from the living room into a central lobby which leads into the bedrooms and the bathroom. The bedrooms are both doubles and have sash windows overlooking the rear of the property. The bathroom has a bath with shower over and w.c. and wash hand basin. The kitchen is situated at the other side of the apartment and has a range of wall and base units, built in oven and hob, plumbing for a washing machine and a very large sash window. There is also room for a small table.

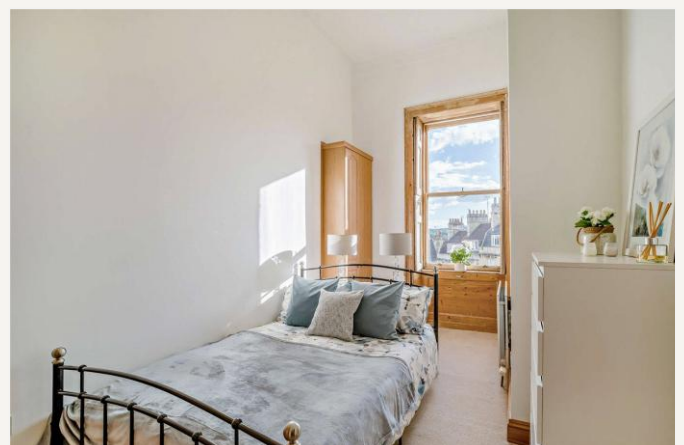
#### Broadband

According to Ofcom Ultrafast Broadband is available. Mobile phone signal is good outdoor variable home.

#### Council Tax Band B

#### 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. Hedgemoor 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.







## ROOM DESCRIPTIONS

### MATERIAL INFO

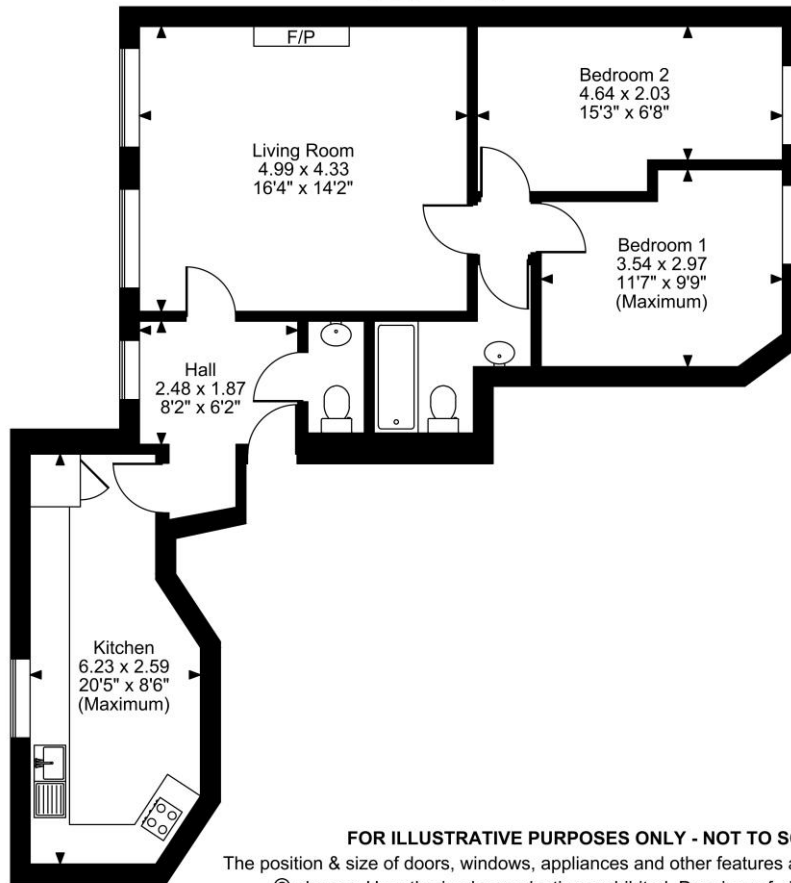
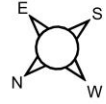
**Tenure:** Share of Freehold

**Service Charge:** £1200 per annum

**Council Tax Band:** B

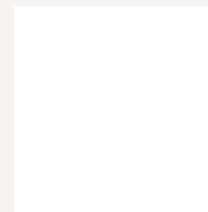
**EPC rating:** D

Brunswick Place, Bath  
Approximate Gross Internal Area  
769 Sq Ft/71 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BAT250101>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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