



Brunswick Place, Somerset, BA1

£450,000 *Share of Freehold*

2  1  1 

2 Double Bedrooms * Jack & Jill Bathroom/Shower room * Large Reception Room with Living area Dining area and Kitchen * Holiday lets permitted.

Very central location.

KEY FEATURES

- Holiday lets permitted
- Grade II Listed
- Immaculately presented



Bath

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DESCRIPTION

A light and spacious two bedroom apartment in a converted Grade II Listed Georgian Townhouse in the centre of Bath. The apartment itself has been beautifully styled and is extremely well presented throughout.

The property is accessed at street level into a very well-kept communal hallway which leads up to the apartment door on the second floor. When entering the apartment there is a small entrance hall with a utility cupboard and doorways which lead into both the Jack and Jill bathroom and the kitchen/Living room. The accommodation further comprises the main bedroom which is at the front of the property and is a spacious double with high ceilings and a built-in wardrobe. the second is a smaller double at the rear. which is accessed either through the bathroom or off the Kitchen/Living room. It is a stunning kitchen with an island, fitted units, a built-in oven & hob and then leads into a very spacious and light living room with views to the rear of the property. The bathroom is beautifully fitted with Travertine tiles, a bath and separate shower cubicle.

According to Ofcom Mobile coverage is good outdoors and variable indoors between networks.

There is Ultrafast Broadband available.

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,

MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 988 year and 8 months
Service Charge: £2162.73 per annum
Ground Rent: N/A
Council Tax Band: Currently paying busines rates
EPC rating: C
Is the property listed: Property is Grade II Listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains

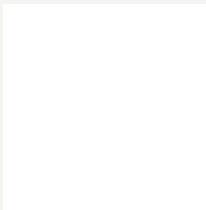
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



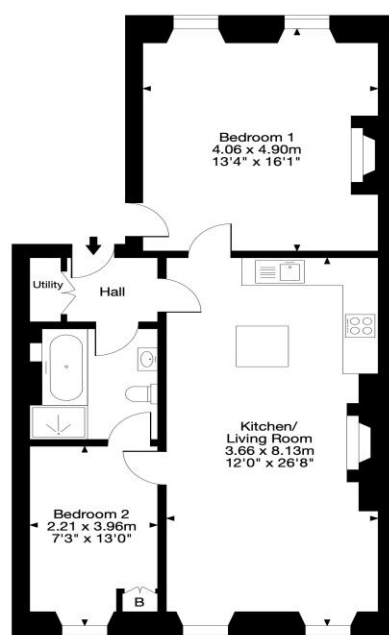
<https://www.winkworth.co.uk/sale/property/BAT250138>

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.





3 Brunswick Place, Bath BA1 2RQ
Gross Internal Area (Approx.)
Total Area = 68 sq m / 731 sq ft



Second Floor

Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, floor openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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