



Flat 1, 25 Green Park, Bath, Somerset, BA1 1HZ

**Asking Price £450,000 , TO BE ADVISED**

Hallway | Living room | Kitchen | Dining area | Bathroom | 2  
double bedrooms | Garden | Vaults





## DESCRIPTION

A delightful two bedroom garden apartment in a converted Grade II Listed Georgian townhouse.

Accessed via a staircase at the front of the building a private front door leads into the main hallway.

The accommodation is spacious throughout with a large living room with a feature Victorian style fireplace and shelves in the alcoves. French doors lead from the Living room into the rear garden. Also at the rear of the property is a kitchen, which also has a door leading into the rear garden, a dining room area, two large double bedrooms and a spacious family style bathroom.

The property also has the benefit of the two front vaults under the road for storage etc..

The garden is part paved and part planted with a patio area and lawned area and assorted trees and shrubs.

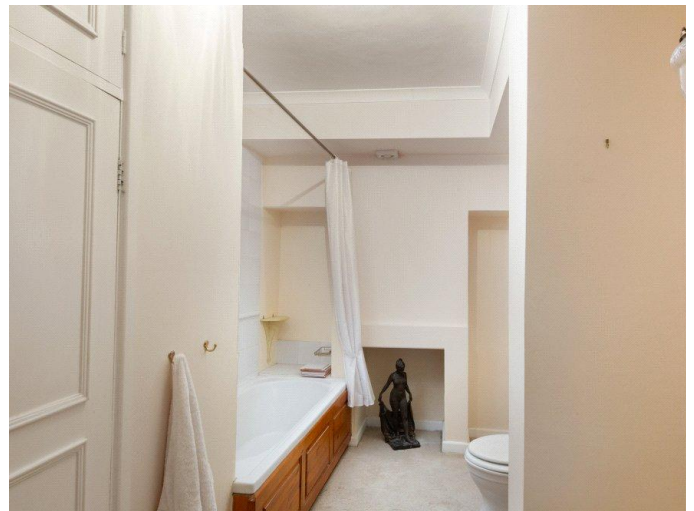
Council Tax Band C

Leasehold 999 years from March 1981

Management Fees £160 per month

Mains drains, Electricity, Gas and Water.

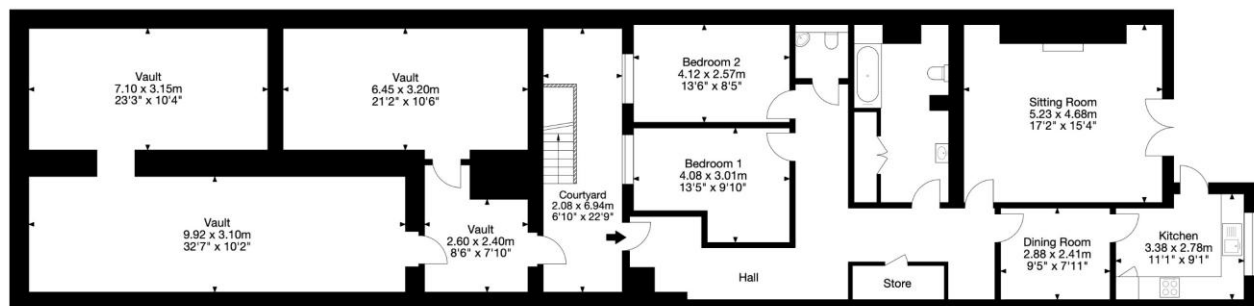




## LOCATION

Location: Situated in the centre of Bath near the old Green Park Station with its Brasserie, markets, hairdressers, butchers and Sainsburys. The park is directly across from the property with a large green space, kids play area and jogging paths. Bath Spa station is approx 0.5 miles (London Paddington c.90 mins and Bristol c.15 mins). The M4 Junction 18 is approx 10 miles.

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 Gross Internal Area (Approx.)  
 Main House = 104 sq m / 1,119 sq ft  
 Vaults = 89 sq m / 957 sq ft  
 Total = 198 sq m / 2,076 sq ft



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.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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