PARK STREET, BATH, BA1

£295,000 SHARE OF FREEHOLD

Winkworth

PARK STREET, BATH, BA1

Grade II Listed Georgian apartment l smart communal areas l views over Bath l 1 bedroom l quiet no through road l on street residents parking.

A beautifully proportioned second floor apartment within a handsome Georgian house close to Royal Victoria Park.

An impressive and well-maintained communal staircase leads up to the apartment.

There is a private entrance hall leading into an open plan living room/kitchen. The room looks down the quiet street through three large sash windows which flood the room with light.

The kitchen has fitted wall and base mounted storage cabinets and a fitted oven with extractor hood, a gas hob and a microwave.

Original features on offer include high ceilings with coving, and an open fireplace.

The well lit, large double bedroom offers views across Bath. Off the reception hall is a bathroom.

There is plentiful storage throughout the apartment with cupboards in the living room, bedroom, and the hallway. There is an additional storeroom on the half landing offering versatile usage, currently housing the washing machine.

Park Street leads up from St James's Square, and Bath city centre is a short walk away, as is the Royal Victoria Park and Royal Crescent.

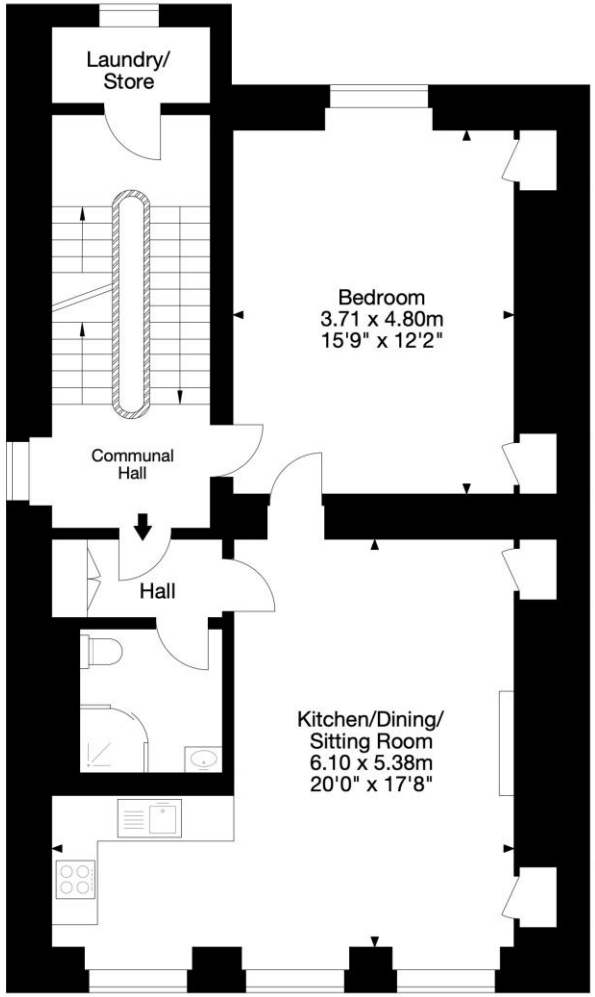
St James's Square is arguably one of Bath's most impressive Georgian squares, built around a lovely garden.

Local amenities include a coffee shop/restaurant/deli, pharmacy, greengrocer and convenience store as well as the St James Wine Vaults, all just a short walk from the property. The Royal Crescent Hotel offers spa/wellness membership.

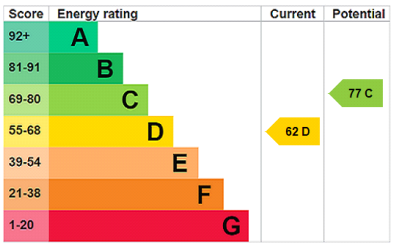
GRADE II LISTED
BANES Band B
GROUND RENT peppercorn
SERVICE CHARGE £202.80 per month
All mains connected
Broadband speed

ZANUSSI

2nd Floor Flat, 25 Park Street Bath BA1 2TF
Gross Internal Area (Approx.)
Flat = 59 sq m / 635 sq ft
Laundry/Store = 2 sq m / 22 sq ft
Total Area = 61 sq m / 657 sq ft



Second Floor



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

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