



Park Street, Bath, BA1

£295,000 *leasehold*



Grade II Listed Georgian Apartment | Smart Communal Areas | Views over Bath | 1 Bedroom | Quiet No Through Road | On Street Residents' Parking.

KEY FEATURES

- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Upper floor without lift
- Grade II Listed



Bath

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DESCRIPTION

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.





LOCATION

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: Both standard and superfast broadband are available at the property although applicants should check it is suitable for the requirements. <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=ba12tf&uprn=10001139307>

MATERIAL INFO

Tenure: leasehold

Term: 958 year and 11 months

Council Tax Band: B

EPC rating: D

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

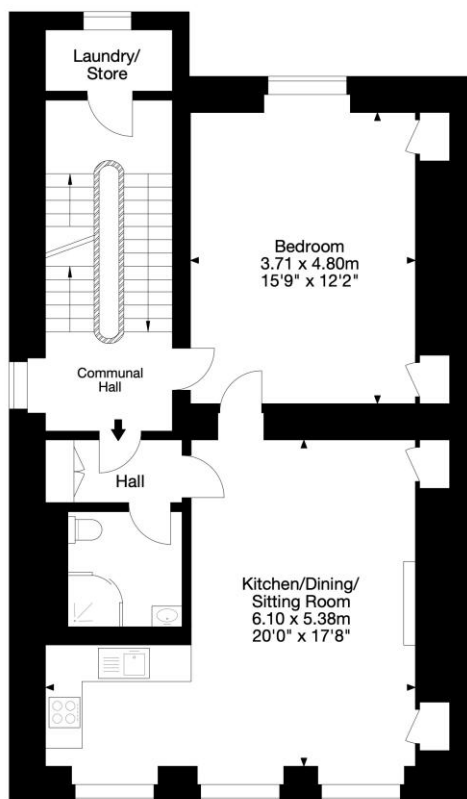


<https://www.winkworth.co.uk/sale/property/BAT250118>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 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.

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