



Flat 2, 1 Portland Place, Bath, Somerset, BA1 2RU

Guide Price £575,000

Grand Drawing Room/Dining Room/Kitchen, Bathroom, 2 bedrooms, storage cupboard. Rear terraced garden. Residents parking permit available.



DESCRIPTION

Portland Place is an impressive Georgian terrace built in 1786 by John Eveleigh and situated on the lower slopes of Lansdown approximately 400m above the Royal Crescent. These elegant houses have generous room proportions, high ceilings with ornate cornicing and large sash windows.

Apartment 2 is an impressive ground floor apartment with a wealth of period features. There is a feeling of space and light throughout and the accommodation is beautifully presented. The drawing room stretches across the front of the building with three large sash windows, there is also a feature gas fireplace. The kitchen is along the back wall of the drawing room and divided by a wall with large hatch.

There are two bedrooms, both of which overlook the gardens and a modern bathroom.

The property has been upgraded by the current owners including a newly landscaped garden with summer house. Internally there has been redecoration, additional storage added and the sash window have been refurbished. The communal areas have recently been redecorated too.

ADDITIONAL INFORMATION

Tenure: Share of Freehold

Lease Years 999 years From 29/09/1988

Management Company: In house

Service Charge: £2333.17 per annum

Ground Rent: N/A

Council Tax Band: E

Local Authority: BANES

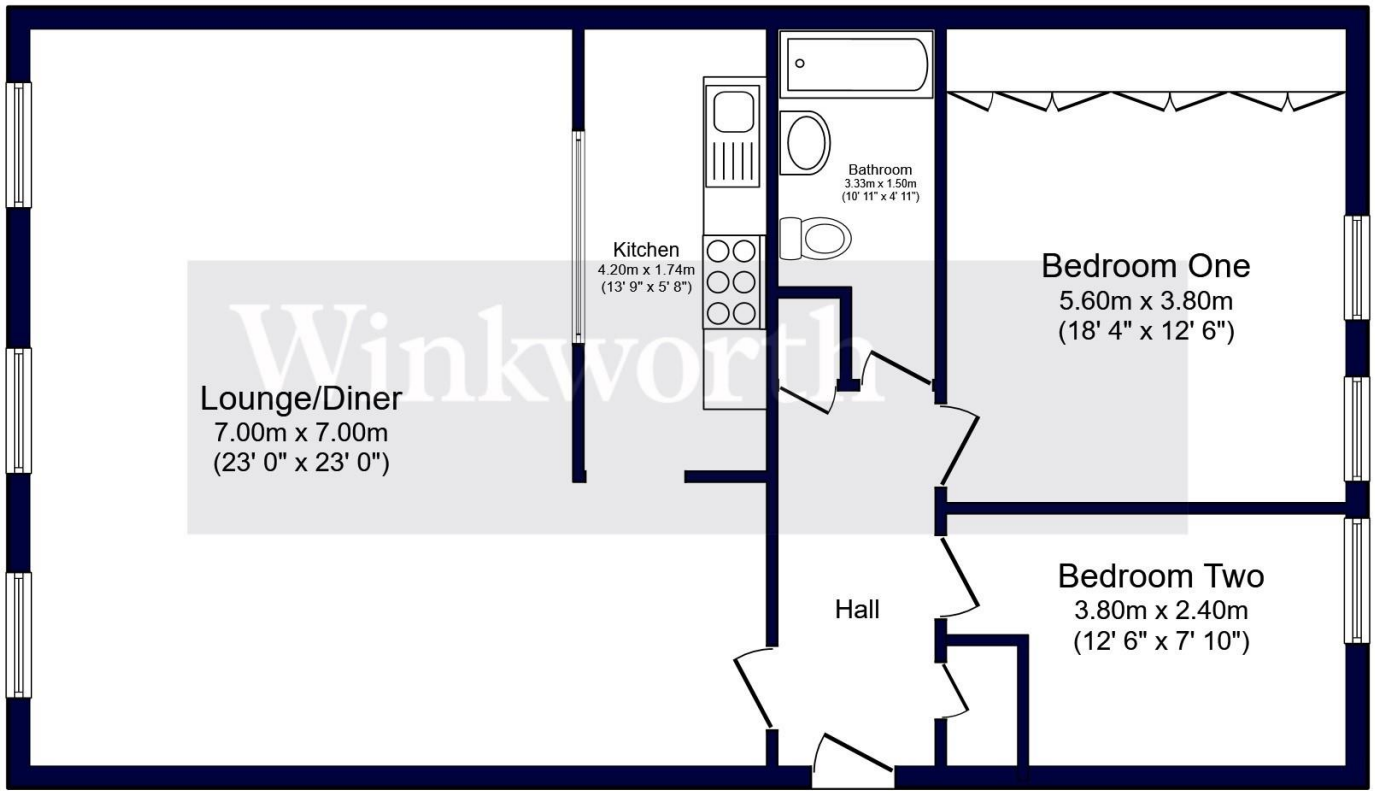
Parking: Residents parking permit

VIEWING ARRANGEMENTS Viewings via the sole agents only:



LOCATION

Location: Situated a little way up from the Royal Crescent and Circus in the Georgian centre of the Northern slopes of Bath. Portland Place is a very impressive terrace on a raised pavement facing south comprised of a number of converted Grade II Listed townhouses. It overlooks a small green at the front and has the benefit of a number of local shops including a Co Operative mini mart. It is ideally placed for a number of schools both State and Primary and is only a short walk into the city centre. Royal Victoria Park is just a 5 min walk away and access to the M4 Junction 18 is approx. 10 miles north.



Total floor area 87.5 m² (942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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