



HAMPTON HOUSE, BATHWICK

Winkworth





# HAMPTON HOUSE

## BATHWICK, BATH

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Drawing Room | Dining room | Kitchen | Master bedroom with balcony  
Second double bedroom | Bathroom | Utility room | Balcony

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Garage | Parking space | Communal Gardens | Views

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### Bath office

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## DESCRIPTION

A stunning ground floor apartment in this Grade II Georgian building. This two bedroom apartment is arranged over a generous 1300 sq ft with floor to ceiling sash windows looking out across the valley across the Kennet & Avon canal toward Camden. The property is entered via a communal entrance hall and then a private door leads into the flat itself. The accommodation internally is fairly open plan at the rear with the magnificent drawing room and dining rooms having doors onto the rear balcony and huge sash windows with outstanding panoramic views. The kitchen is off the Dining room with an island and integrated appliances including dishwasher, gas hob, eyelevel electric double oven and fridge/freezer. There is also a spacious drawing room with elegant high ceilings which also has French doors and a sash window leading to the balcony. The views are spectacular. There are two double bedrooms on the western side of the property. The master bedroom has access to a West facing balcony with French doors and shutters and there are fitted wardrobes.

There is also a separate cloakroom/w.c. in the flat and a utility room accessed off the communal hallway.

The bathroom is top class with fully tiled walls and Duravit suite comprising a raised plinth with angular shaped bath with shower screen and over-the-bath shower unit, vanity hand basin with cupboards beneath, low level WC, tiled wall splashback including large mirror with lighting, corner medicine/store cupboard, heated radiator/towel rail, extractor fan, ceiling downlights, window.





## OUTSIDE

The house stands in well maintained communal gardens, mainly to the rear and including areas of grass, with various cultivated areas with flowers, shrubs, conifers etc. There is a pillared entrance and tarmac/gravel driveway leading to a visitors' parking area and to the garage block. Apartment 2 owns the garage which is the third from the left.

## LOCATION

Hampton House is a little over 1 mile from the City Centre, on the south/eastern approaches and on a regular bus route to the City. Within a few hundred yards of the Sydney Gardens and King Edward's School in North Road. Access to the canal walks and the River Avon.

## FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## LOCAL AUTHORITY

Bath & Northeast Somerset.

## TENURE

Share of freehold.

## COUNCIL TAX BAND

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## VIEWING

Strictly by appointment with the agents.



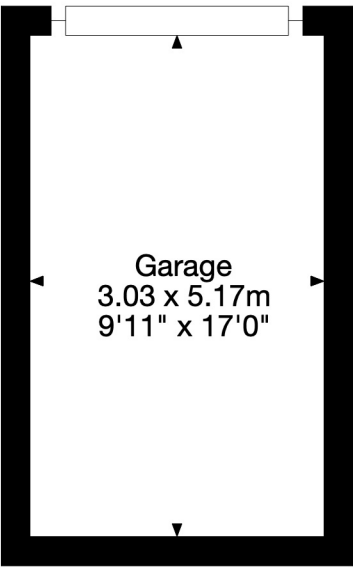
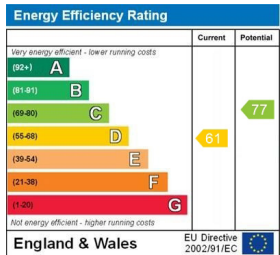
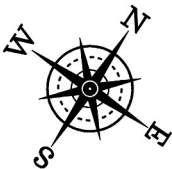
Flat 2 Hampton House, Warminster Road, Bath BA2 6SG

Gross Internal Area (Approx.)

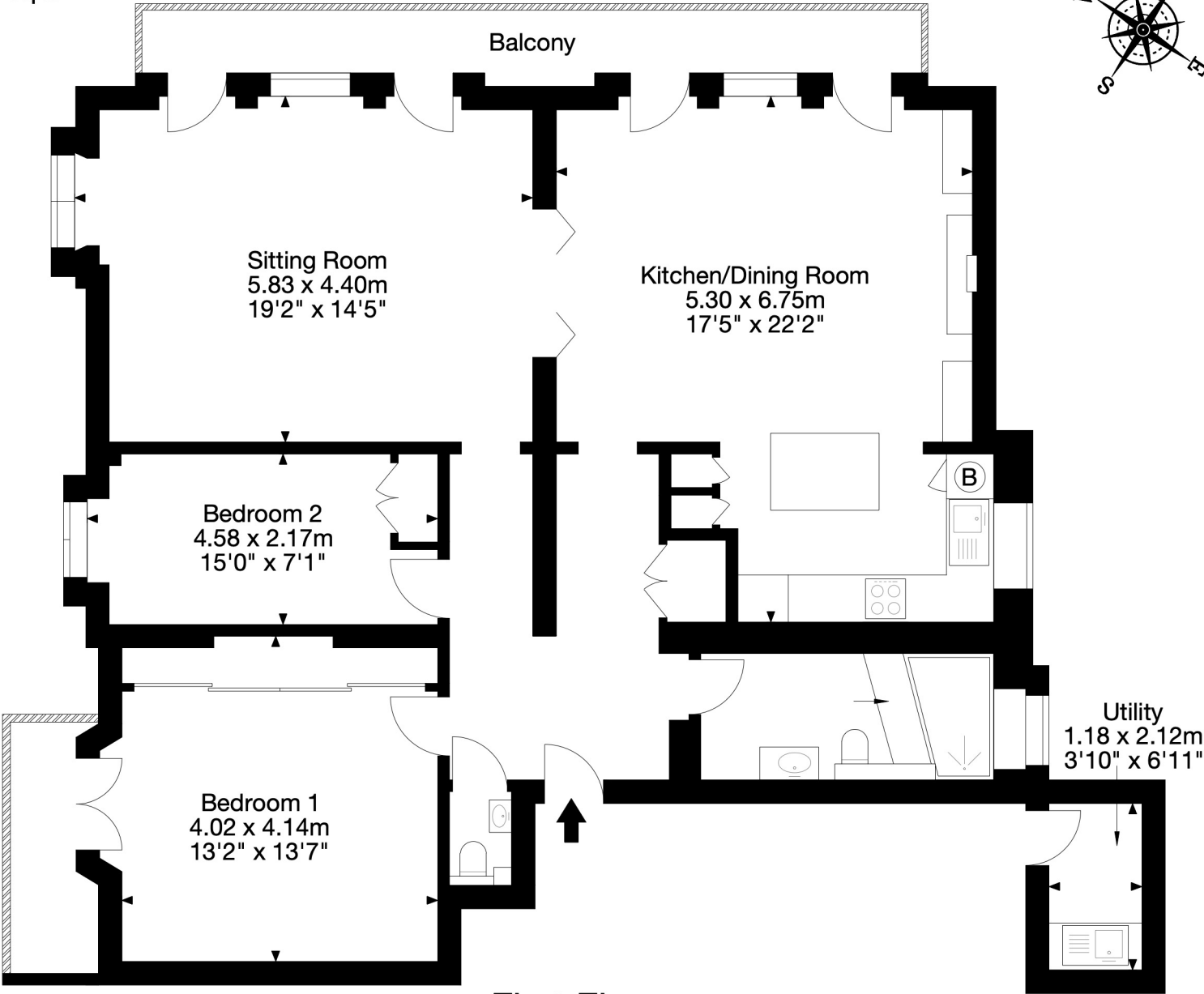
Flat (incl. Utility) = 110 sq m / 1,184 sq ft

Garage = 15 sq m / 161 sq ft

Total Area = 125 sq m / 1,345 sq ft



Garage



First Floor





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