



Beehive Yard, Somerset, BA1

£895,000 *Leasehold*

3  1  3 

3 (en suite) double bedrooms, Cloakroom, Utility Room, Storage Cupboards, Living/Dining/Kitchen. Private allocated parking space.

KEY FEATURES

- City Centre Location
- Private Parking
- Contemporary Styling
- Spacious accommodation



Bath

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DESCRIPTION

Apartment 102 is a beautifully designed contemporary three bedroom city centre apartment. It is well-appointed and balances modern living with luxury surroundings. It is situated on the first floor and benefits from lift access. It has an allocated parking space which is rare for such a central location.

It has been finished to the highest standards by the designer Neptune, this three bedroom apartment is ready to move into. On entering the apartment, a spacious hallway gives you a feel of grandeur and elegance. The hallway leads through Crittal doors into the large, open-plan living space and kitchen which is an ideal entertaining space. The exquisitely styled Neptune kitchen is designed with functionality as well as beauty in mind.

Wonderfully stylish archway windows are found in the lounge and master bedroom. These are original features from the old Tramshed which add a unique charm to the apartment. All three bedrooms have handsome built-in Neptune wardrobes and en suites. The intelligent design of the apartment creates space for a utility and washroom whilst an innovative, state-of-the-art communal boiler services the home from elsewhere in the building, saving space for the important things.

LOCATION

The Tramshed is a prominent city centre development situated in the historic Beehive Yard. Located just off Walcot Street, widely celebrated as Bath's vibrant independent and artisan district filled with craft shops, curio boutiques, designer furniture stores and bakeries.

It is positioned a short stroll from Bath city centre placing major landmarks like the Roman Baths, Waitrose (approx 500m level walk) and the Bath Rugby Ground just minutes away.

DIRECTIONS

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Situated just off Walcot Street in Bath city centre

MATERIAL INFORMATION

Tenure: Leasehold
Term: 145 years less 7 days from and including 1st March
Service Charge: for period 1/7/26 to 31/12/26 was £2,656.79

Council Tax Band: G
EPC rating: C
Is the property listed: Property is not listed

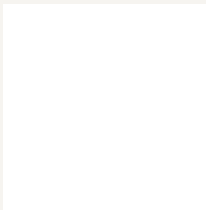
Broadband coverage: According to OFCOM Standard & Superfast Broadband are available at the property.
Mobile Coverage: According to OFCOM good outdoor and variable indoor across the networks.



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



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

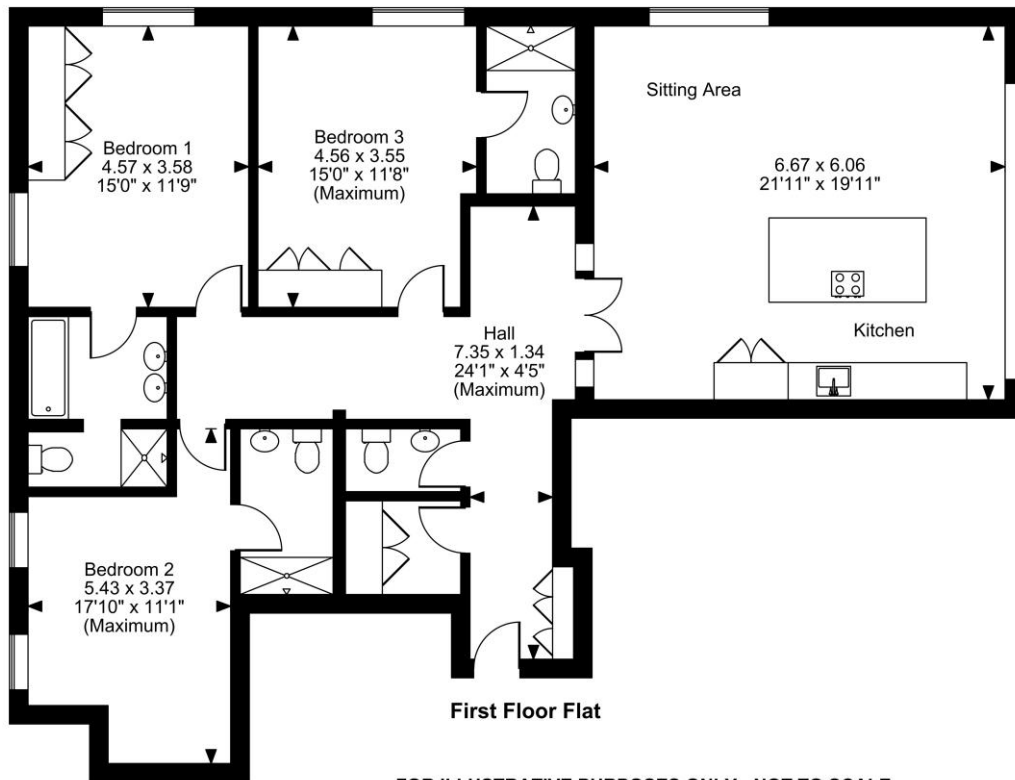
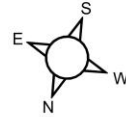


<https://www.winkworth.co.uk/sale/property/BAT260106>

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.



The Tramshed, Beehive Yard, Bath
Approximate Gross Internal Area
1428 Sq Ft/133 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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