



Apartment 5, Queen Anne House

Bath, BA1 2NE



# Exemplary residential conversion of this Grade II Listed Charlotte Street property into six luxury apartments and a unique townhouse

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## Situation

Situated in the heart of the City of Bath, Queen Anne House is an exceptional development by Bath based ORM Developments, perfectly designed and situated for those who desire convenient city living in this historic location.

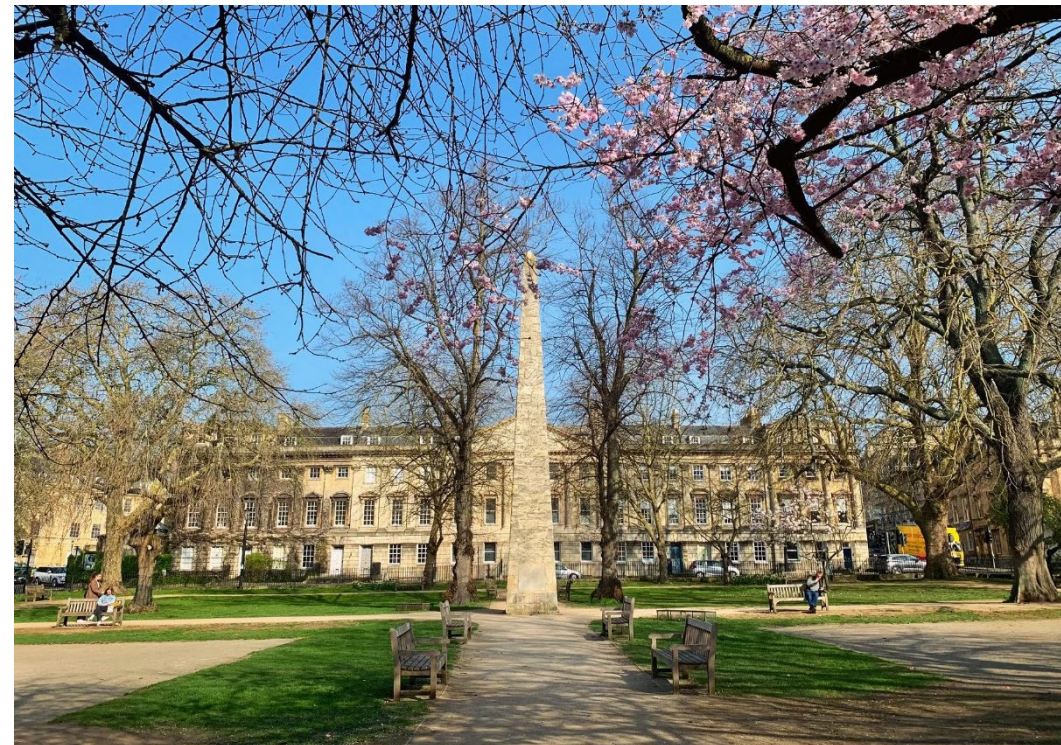
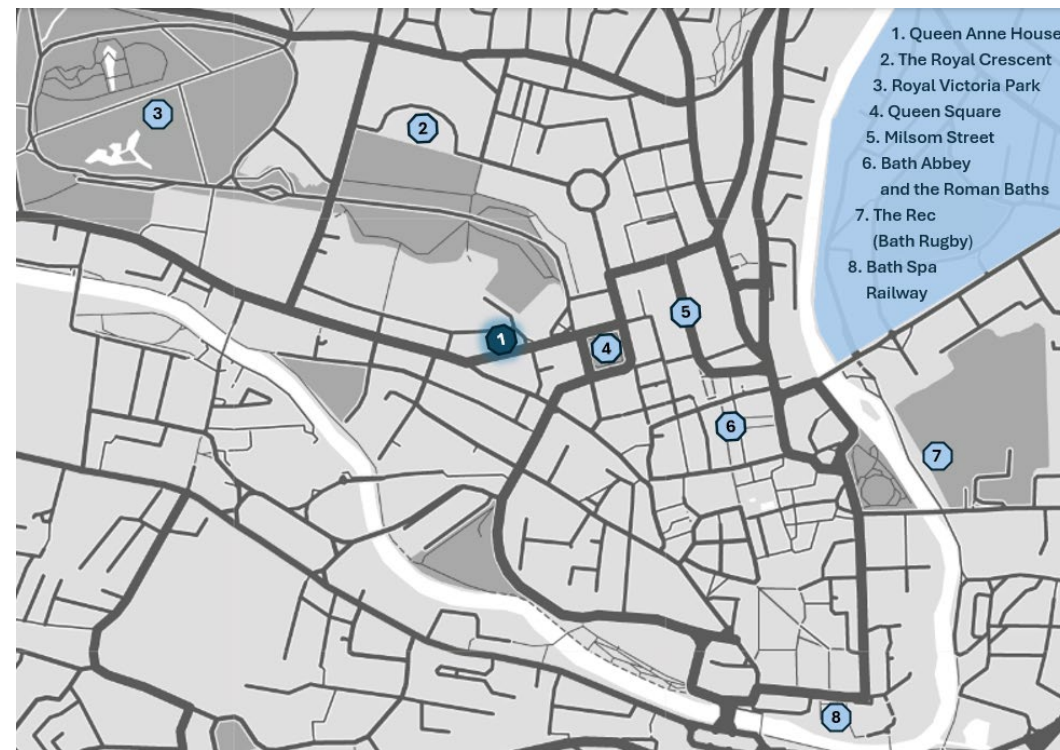
Bath Spa train station is approximately 0.6 miles from the development and provides a regular half hourly train service into central London with journey times approximately 1hr and 30 minutes. As you would expect there are also a range of amenities including supermarkets, cafés and a plethora of independent retailers nearby..

## History

The property is Grade II Listed and located within the UNESCO World Heritage Site. The building was originally designed as a Moravian Chapel dating from 1844-1845, attributed to James Wilson, who designed many prominent buildings in Bath including 24 Milsom Street, Kingswood School and the Royal High School. Latterly it became the Church of Christ Scientist until it was converted into offices in 1986. It will now have a new lease of life as this unique residential development.

## The Development

The development is split over four floors. All apartments benefit from high ceilings and large windows providing plenty of natural light. Each apartment has been meticulously designed to utilise every square metre of space effectively and offer a combination of historic elegance and contemporary modern living. Apartment 5 is a duplex apartment with the entrance on the first-floor level of the development. This unique new home benefits from two large double bedrooms, an elegant bathroom and open-plan kitchen, dining and living space.





## Specification

### Kitchen

Mayflower designed cabinetry with Silestone Abaresco worktop and splashback.

Fully integrated appliances including 70/30 fridge freezer, dishwasher, and washer / dryer machine, with Neff induction hob and oven.

### Bathrooms

Contemporary sanitaryware by Duravit and Vado

Heated towel rails in all bathrooms.

Coral Caliza tiles by Porcelonsa

### Flooring

Oak engineered wood flooring to all areas except bedrooms and bathrooms.

Bedroom carpets by Capitol Carpets

### General

Stelrad Planar radiators throughout with underfloor heating to the bathroom.

Gas combi boiler

Video Entry System

10 Year ICW build warranty

## Property information

EPC: D

Tenure: Leasehold – 999 years from the date the building is completed with a share of freehold.

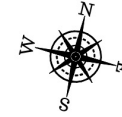
Council Tax: Unknown

Guide Price: £650,000

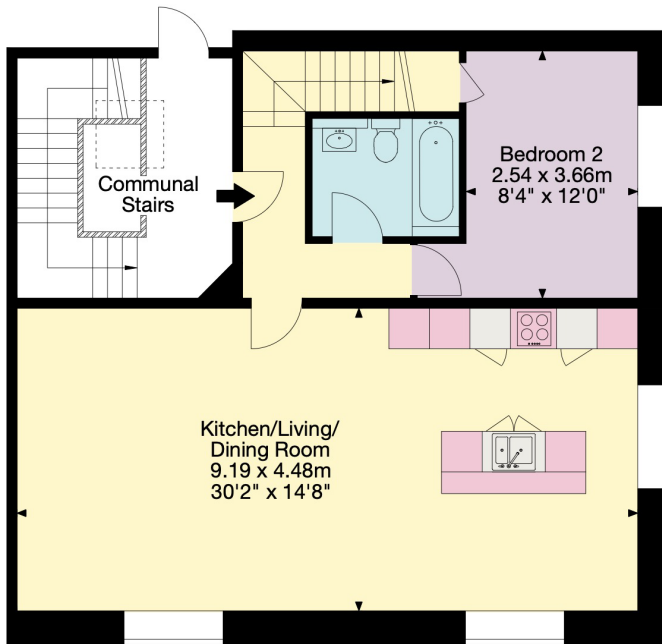
Computer Generated Images are of multiple different apartments at Queen Anne House and are used for indicative purposes only to show the finish and style of the development.

# Queen Anne House

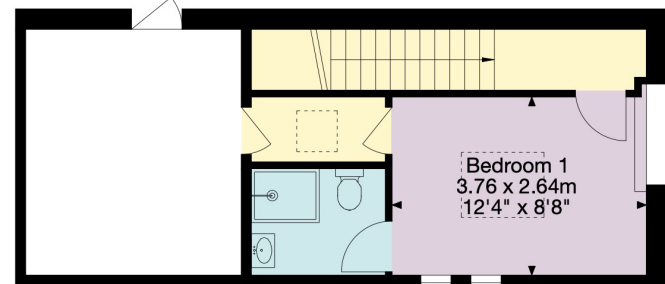
## Bath



Gross Internal Area (Approx.)  
84 sq m / 904 sq ft



First Floor



Second Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

**01225 325 999**

4 Wood Street, Queen Square  
Bath BA1 2JQ  
bath@knightfrank.com