

Garden Maisonette 6 Sion Hill Place

BAI



Situated within a majestic Grade I listed Georgian townhouse.



The property occupies a prominent position in one of Bath's most sought after and desirable conservation areas with easy access to the city centre. Kingswood and Bath Royal High Schools are within easy walking distance. The High Common and Royal Victoria Park are within easy reach for walking and also a network of rural walks can be found in nearby countryside.

Bath is a cosmopolitan World Heritage City with some of the finest restaurants and shopping available outside London. The city is well renowned for its many and varied shops and restaurants as well as its theatre, its premiership rugby team and the famous Thermae Spa.

The Garden Maisonette, 6 Sion Hill Place is situated within a majestic Grade I listed Georgian townhouse and is a ground and lower ground floor maisonette with a beautifully landscaped garden.

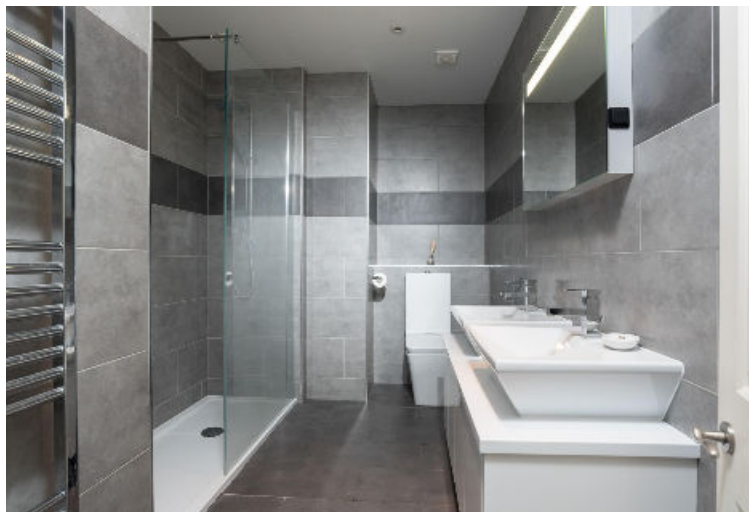
This stylish three bedroom garden maisonette is beautifully presented, contemporary and light. Situated over two levels, this property offers generous and stylish living accommodation which is just a stone's throw away from the city centre.

The apartment comprises; a central entrance hall, a stunning drawing room, which is of particular note with views over the front green; a fully integrated modern kitchen with double doors leading to the landscaped garden, dining room and separate WC. Following the stairs to the floor below, there is large master bedroom with a modern en suite and a dressing area with built in storage. There are two further bedrooms, a family bathroom and access to a further courtyard and two large vaults.



*Bath Spa Station / 1 Mile
Bristol Cabot Circus / 13 Miles
Bristol International Airport / 20 Miles
Junction 18, M4 / 9 Miles*

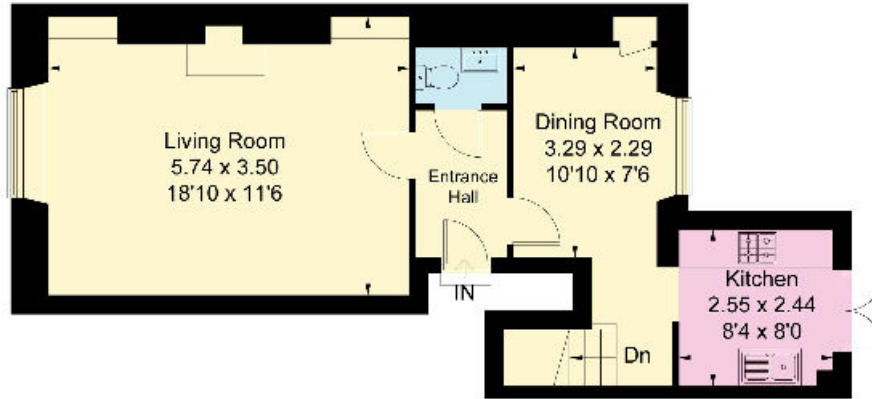
(All distances are approximate)



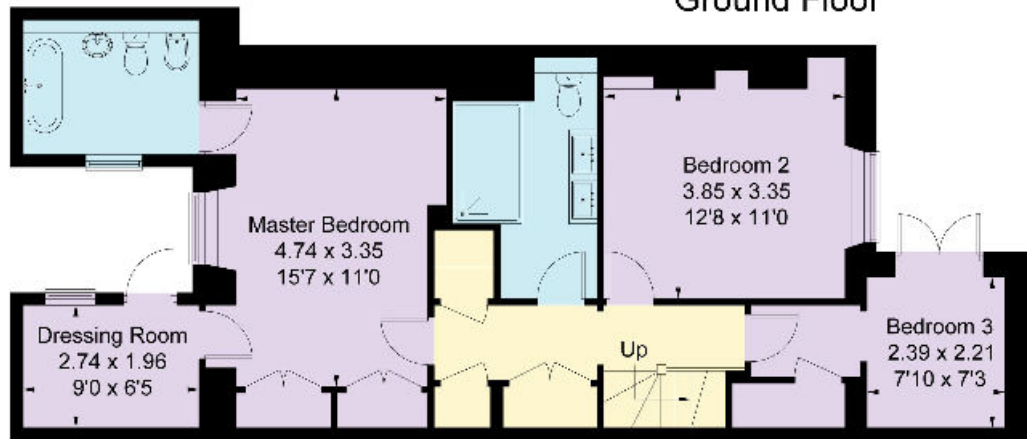
Term of lease: 999 years from 1st January 1986

Approximate Floor Area = 121.3 sq m / 1305.4 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



Lower Ground Floor

Directions

From Queen Square continue towards Upper Bristol Road, take the fourth turning along Marlborough Lane and continue passing Marlborough Buildings. Cross the road to Cavendish Road. Ascend Cavendish Road and turn left onto Sion Hill. Take the next turning on your right and continue along the road. Sion Hill Place can be found on the left hand side.

Services

Mains gas, electricity, water and drainage are connected.

Local Authority

Bath and North East Council 01225 477000

Tenure

Leasehold: 999 years from 1st January 1986

Council Tax

Band F

Knight Frank
Bath
4 Wood Street
Queen Square
Bath BA1 2JQ

knightfrank.co.uk

I would be delighted to tell you more.

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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