

39 Park Street, Flat 1 Bath BA1







39 Park Street

Flat 1

An elegant maisonette arranged over two floors, in a Grade II listed Georgian townhouse.

Ground Floor | Private Entrance | Hallway | Reception Room | Bedroom
Lower Ground Floor | Bathroom | Kitchen/Dining Room/Bedroom
Garden and Grounds | Front Courtyard and Vaults | Rear Courtyard and Walled Garden

Bath City Centre | 0.5 mile
Bath Spa Railway Station | 1 mile,
Junction 18 of the M4 | 9 miles
Bristol | 14 miles

(All distances are approximate)



Bath
4 Wood Street, Queen Square, Bath BA1 2JQ

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Positioned on one of Bath's finest Georgian squares.



Park Street is adjacent to St James' Square, one of Bath's finest Georgian squares, and a few minutes walk from the Royal Crescent, Royal Victoria Park and the Approach Golf Course.

Locally, there's a delicatessen, newsagent, chemist, hairdresser, greengrocers and florist and Bath's city centre is within easy walking distance, providing excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premier ship rugby ground and its famous Thermae Spa. Within easy reach, there is an excellent range of private and state schools, catering for all age groups.

This elegant maisonette is in a grade II listed Georgian townhouse with its own private entrance via a traditional front door framed by a pediment and columns. Opened, the front door leads straight into the hallway with banisters and stairs down on the left and doors to two rooms in front. The reception room is spacious and bright, with a beautiful bay window featuring three large sashes and multiple panes, with a lovely outlook onto the gardens below. There's a fireplace (currently boxed-in) and both alcoves feature shelving and traditional fitted cupboards. The bedroom on this floor is at the front of the house and has a sash window and shutters, fireplace and two traditional built-in wardrobes.

Stairs down from the hall lead to another light and spacious floor; while this is the lower ground floor from the front of the property, at the rear, it is at ground level and so receives light through its multiple windows and clever window panels above the internal doors. There's a bathroom, bedroom and kitchen/dining room. The bathroom has both bath and shower and is newly fitted, the bedroom has two sash windows that look onto the street side with views to a courtyard and vaults that offer useful storage - both are accessed via a wrought iron gate and steps down from the street. The kitchen/dining room has some fitted units and plenty of space for more. The bay overlooks the garden and features a glass-panelled door with access to a paved and walled garden.

Stairs down from the Kitchen lead to a large storage area, and features an original fireplace and glass panelled door to a small courtyard (with steps that lead up to the garden).

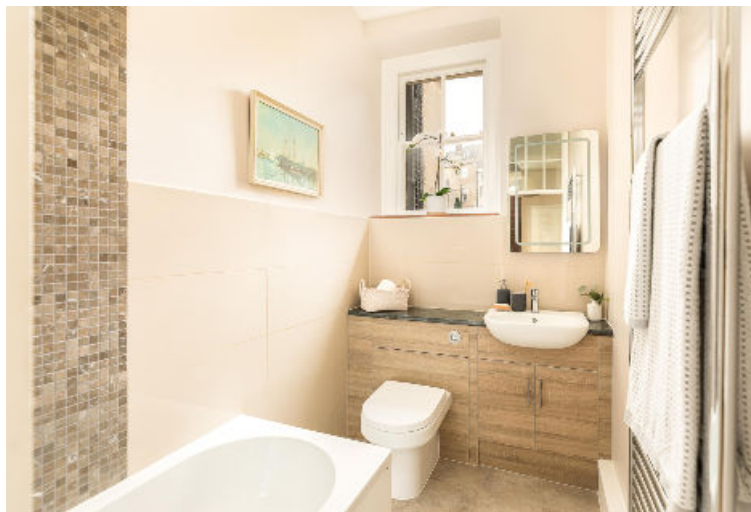


At the front of the property, iron railings frame the opening to a courtyard below and steps down are accessed via an iron gate. There's space for seating and plants in pots as well as practical storage in the vaults.

The walled garden at the rear is mostly paved and with a flowerbed along one side and part of the patio. The garden can be accessed via glass-panelled doors from both the Kitchen and from the Bedroom on the floor below, which also has a small courtyard area of its own.



From Queen Square continue towards Upper Bristol Road, take the 4th turning along Marlborough Lane and continue passing Marlborough Buildings. Turn right onto Julian Road Crescent and left into St James Street. Drive straight ahead into St James Square and then into Park Street. Number 40 is on the right hand side. There is free 2 hour parking on one side of Park Place.





Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority

Bath & North East Somerset 01225 477000

Tenure

Leasehold

Service Charge TBC

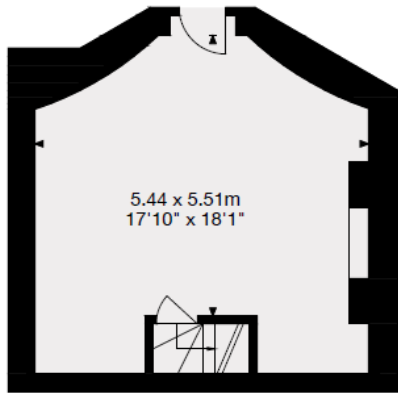
Council Tax

Band D

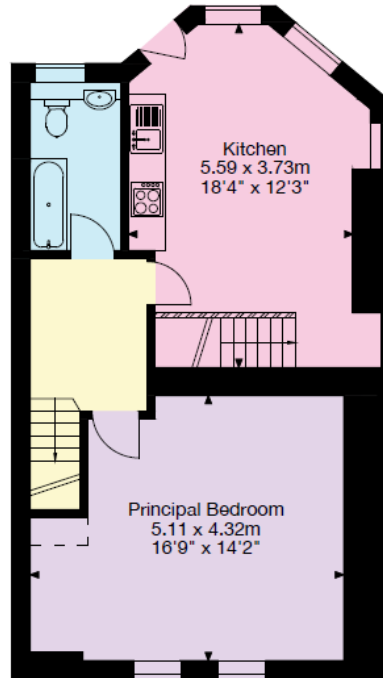
Viewings

Strictly by appointment with the agent.

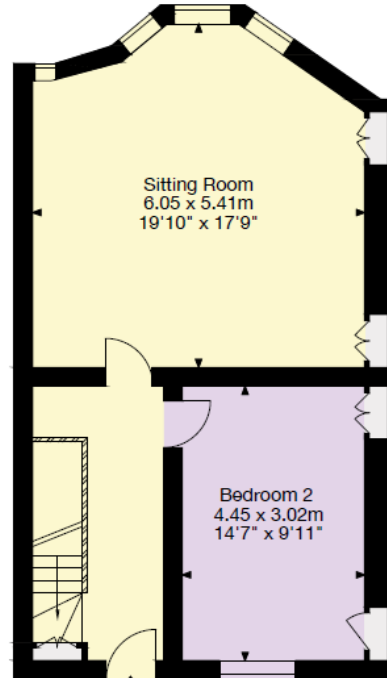
Approximate Gross Internal Area
135 sq m / 1,471 sq ft



Cellar



Lower Ground Floor



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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

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I would be delighted to tell you more.

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Connecting people & property, perfectly.

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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