





10 Russell Street

Bath

**An elegant Grade II listed Georgian townhouse
in a prime, central position.**

Lower Ground Floor | Study/Snug Room | Utility | Bedroom | Shower/Wet Room
Ground Floor | Hall | Kitchen | Dining Room
First Floor | Drawing Room | Withdrawing Room
Second Floor | Principal Bedroom | Bathroom
Third Floor | 3 Bedrooms | Family Bathroom
Garden and Grounds | Rear Walled Garden | Front and Rear Courtyards

Local Train Station | Bath Spa
Local Town Centre | Bath
M4 (Junction 18) | 9 miles

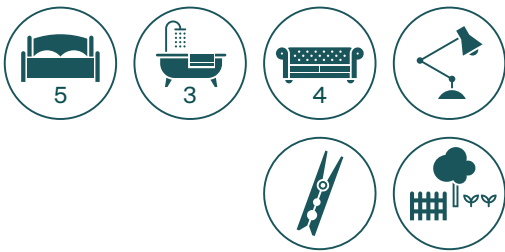


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Carefully updated for modern living.



Russell Street is in the heart of Bath's city centre. Just around the corner from the Assembly Rooms and close to The Circus and the Royal Crescent, it's an ideal location. Bath is famous for its excellent cultural and leisure amenities including specialist shops, museums, art galleries and theatres, as well as restaurants, bars and cafes.

Bath also has a highly regarded range of private and state schools, catering for all age groups, which include King Edwards, Kingswood and The Royal High, all within easy reach.

Number 10 Russell Street was built in the early 1770s by John Wood, the Younger, whose work includes the Royal Crescent and the Assembly Rooms in Bath. It's a fine example of a Grade II listed Georgian townhouse that has been carefully updated for modern living.

Inside, a bright and light hallway leads directly into the ground floor kitchen - a rare and much sought after feature in Bath's Georgian townhouses. The kitchen has a curved bay with two windows and one glass door that overlooks and opens into a pretty walled garden. There's an electric Aga range as well as two Neff ovens and a generous granite-topped island with sink and dishwasher. There's also plenty of space for a family dining table here, as well as in the adjacent dining room.

An elegant staircase leads up to the first floor to the drawing and withdrawing rooms - both with grand proportions and period details, such windows and shutters, decorative coving, ceiling roses and fireplaces. When opened, the original wedding doors allow the two rooms to be joined into one very sociable space.

On the second floor, the principal bedroom has fitted wardrobes and windows overlooking the gardens at the rear. The luxe bathroom features a roll top bath, open-style shower and a double sink unit.

There are three more bedrooms on the third floor with fireplaces and wardrobes built in, and a family bathroom. A large skylight at this level allows light to flood down to the lower floors.

A further bedroom (perfect as a guest room) and shower/wet room are on the lower ground floor, with windows to the rear. There's a spacious and sunny study/snug room offering flexible accommodation that has large windows and separate access via a door from the front courtyard. A practical utility room with a butler's sink and plenty of storage is also on this floor.



At the front, there are steps down from street level (via an iron gate/railings) to a small courtyard, where there is a door to access to the lower ground floor of this property (the accommodation is flexible, so the lower ground could be adapted to use as a separate apartment).

At the rear, there's another lower ground courtyard, accessed from inside via the wet room, and with steps up to the paved, east-facing city garden. Here, in this private space, there's plenty of room for al fresco eating and relaxing, the walls have flowerbeds at their bases and there's a raised box container following the line of the railings and packed with perennials. On-street permit parking is in the Central Zone.



Head west on Beauford Square/Queen Square/A4 towards Princes St. Turn right onto Queen Square/A4, and right again to stay on Queen Square. Turn left onto Gay St. At the roundabout (The Circus), take the second exit onto Bennett St. Turn left onto Russell St. Number 10 is towards the top on the right hand side.



Approximate Area = 297.0 sq m / 3,197 sq ft
 Utility / Storage = 23.9 sq m / 257 sq ft
 Total = 320.9 sq m / 3,454 sq ft
 Including Limited Use Area (11.3 sq m / 122 sq ft)



Services

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

Local Authority

Bath & North East Somerset - 01225 477000

Council Tax

Band G

Tenure

Freehold

Viewings

Strictly by prior appointment with the agent.



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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