

Flat 3, The Elms Bath BA1





Flat 3, The Elms

Bath

A unique and elegant Grade II listed apartment in a Victorian villa, with balcony, communal gardens and two parking spaces.

Entrance Hall | Dining Hall | Kitchen | Garden Room | Drawing Room | 2 Bedroom Suites
Guest WC | Laundry Room
Garden and Grounds | Communal Garden
2 Parking Spaces | Patio and Balcony

Bath Spa Train Station | 2.4 miles
Bath City Centre | 1.5 miles
Weston | 0.5 miles
Nearest City | Bath
M4 (Junction 18) | 10 miles



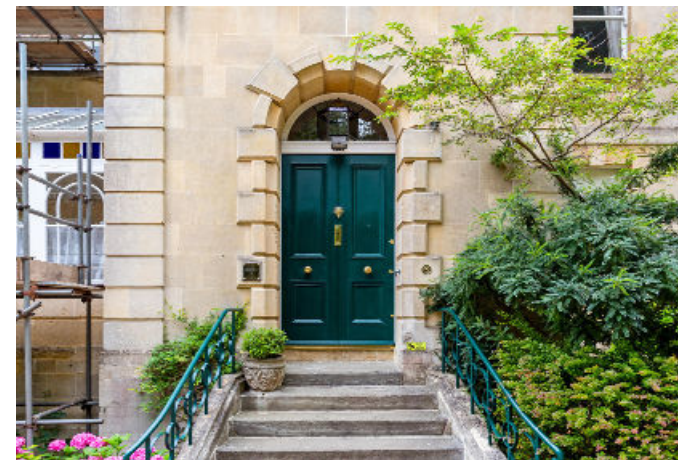
Bath

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A detached Grade II listed villa built circa 1864.



The Elms is located on the west side of the World Heritage City of Bath on a dead-end private road that runs alongside a park and leads onto The Cotswolds Way and a community woodland at one end. At the other, it's a short walk to local shops and amenities in Weston High Street inclusive of a bakery, a chemist, a post office, food stores and delicatessen.

Nearby are other local amenities including a chemist, doctors surgery, Lansdown Cricket Club and Royal Victoria Park. This property is close to the Royal United Hospital, King Edward's Prep and offers easy access into the city centre (it's on a bus route). There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington and Bristol.

The Elms is a large, detached grade II listed villa built circa 1864. Converted into 12 apartments in 1990, number 3 has its own private entrance: an elegant front door with decorative arched stone surround, and approached via stone steps with ironwork handrails. Inside, the historic details continue, there are 3.5 metre ceilings throughout and a grand entrance hall (originally this would have been the main entrance to the whole building) with arched framework to a transom window and door with leaded glass details. Dual aspect windows enhance this beautiful and useful space.

This leads into the dining hall with marble fireplace and generous ceiling heights; all rooms in this apartment lead off from here. The kitchen has fitted units on both sides, two central island units and windows with views to the gardens. At one end, there are double doors onto a conservatory-style garden room which has stained-glass windows on two sides and a glass door that opens onto a private balcony. At the other end of the kitchen, sliding doors open onto the drawing room with triple bay windows, an original fireplace, decorative wall panels and covings, and fitted bookcases and cupboards. It's an impressive space. A door leads from here back into the dining hall from which the laundry room, bedroom suites and guest WC are reached. The principal bedroom has bespoke fitted wardrobes and cupboards, the detail echoing the arches found in the windows and doors of the apartment. Two large windows are on one side and the en suite, with Indian marble units and a Jacuzzi bath, to the other. The second bedroom also has fitted wardrobes and en suite bathroom.



From the private road, a gravel drive leads round to two sides of this beautiful villa and to the parking and communal gardens beyond. The substantial gardens are mostly laid to lawn, with mature trees and shrubs and several seating areas throughout. (The garden and external areas are maintained by an in-house residents management company, of which all residents are directors.)

Number 3 has two private spaces and a bike stand and there are also separate spaces allocated for guests.

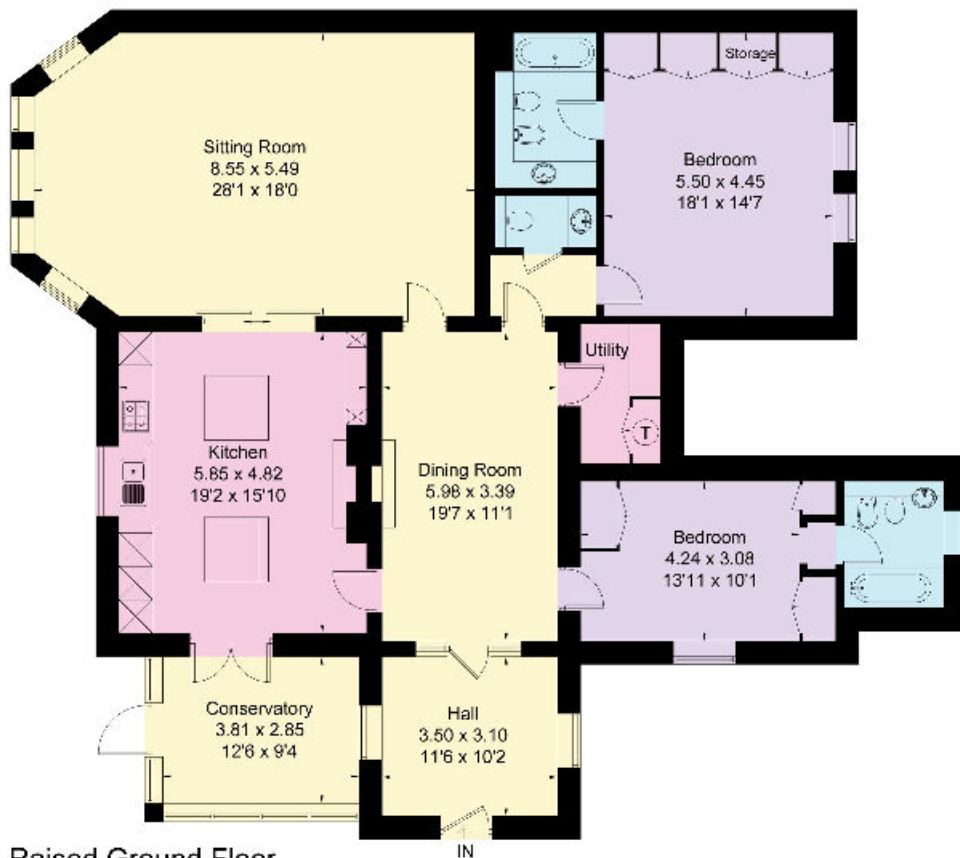
Either side of the entrance stairway, the two flowerbeds are part of number 3, one with a mature magnolia tree that provides shade on the south west facing balcony above. The ornate, stone balcony is accessed from the kitchen and garden room, and has plenty of room for outdoor dining and lounging furniture.



Head west on Queen Square and follow the square around, turning left into Charlotte Street. Follow the A4 then turn right onto Park Lane. At the mini roundabout, take the first exit onto Weston Road, following the road round to the right. Just after the right hand bend, turn left onto Weston Park, then first right onto Weston Park West. The Elms is three quarters of the way along, on the left.



Approximate Area = 195.1 sq m / 2,100 sq ft
Including Limited Use Area (4.8 sq m / 52 sq ft)



Raised Ground Floor

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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Services

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

Council Tax

Band G

Tenure

Share of Freehold

Share of freehold

Service charge is £1,075 paid every 6 months.

Local Authority

Bath and North East Somerset - 01225 477 000

Viewings

Strictly by prior appointment with the agent.



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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