

Circus Mews, Bath, BA1



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Circus Mews was built around 30 years ago by the renowned company, Future Heritage. This elegant development of mews houses is accessed off Catherine Place and Bennett Street and is close to the attractive pedestrian street of Margaret's Buildings. Nearby is St. James's Square with a delicatessen, post office, chemist, florist and public house. Within short proximity is the city centre of Bath which provides a complete range of retail outlets together with an excellent choice of fine restaurants, sports facilities, many cultural activities and the Bath Thermae Spa. Communications include a mainline railway station providing direct access to London Paddington, Bristol and South Wales. The M4 Junction 18 is approximately 11 miles to the north.



Guide price: £565,000

Tenure: Share of freehold

Service charge: £552.15 PA

Local authority: Bath and North East Somerset

Council tax band: E





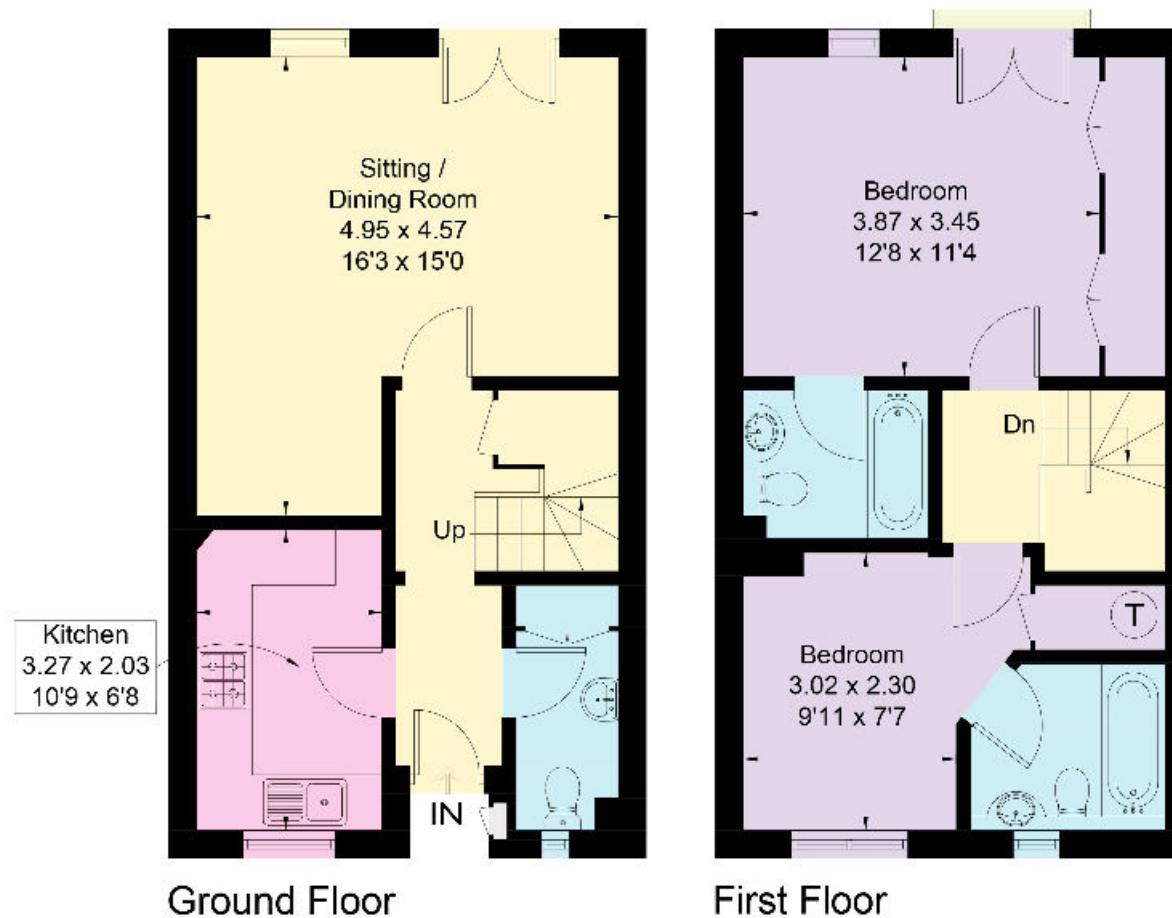
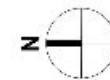
The House

10 Circus Mews is a well-presented two-story mews house with the benefit of a private parking space just outside the front door. The property is accessed from the courtyard and into the hallway with doors to the left, the kitchen, a separate W/C on the right, and stairs to the upper floor. The kitchen room provides an extensive range of base and wall units. Solid wood floors connect the hall to the open plan sitting/dining room; this light and airy room has patio doors leading outside. On the first floor is both of the double bedrooms, with ensuites; the principle room has an extensive range of built-in wardrobes and a Juliet balcony. This fantastic property is available with no onward chain.





Approximate Area = 75.3 sq m / 810 sq ft



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 306907



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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