



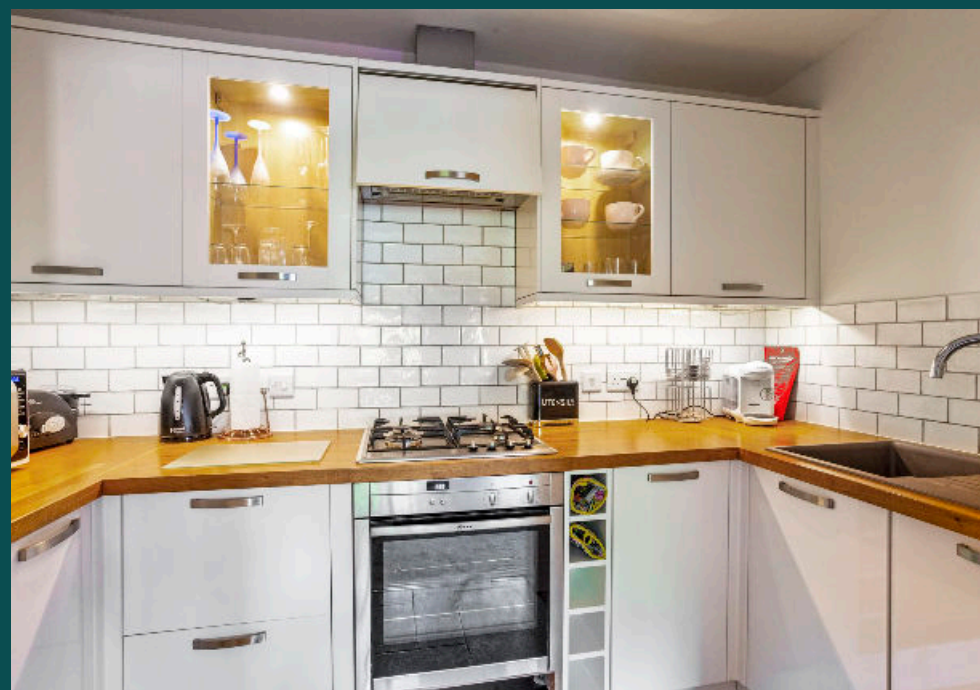
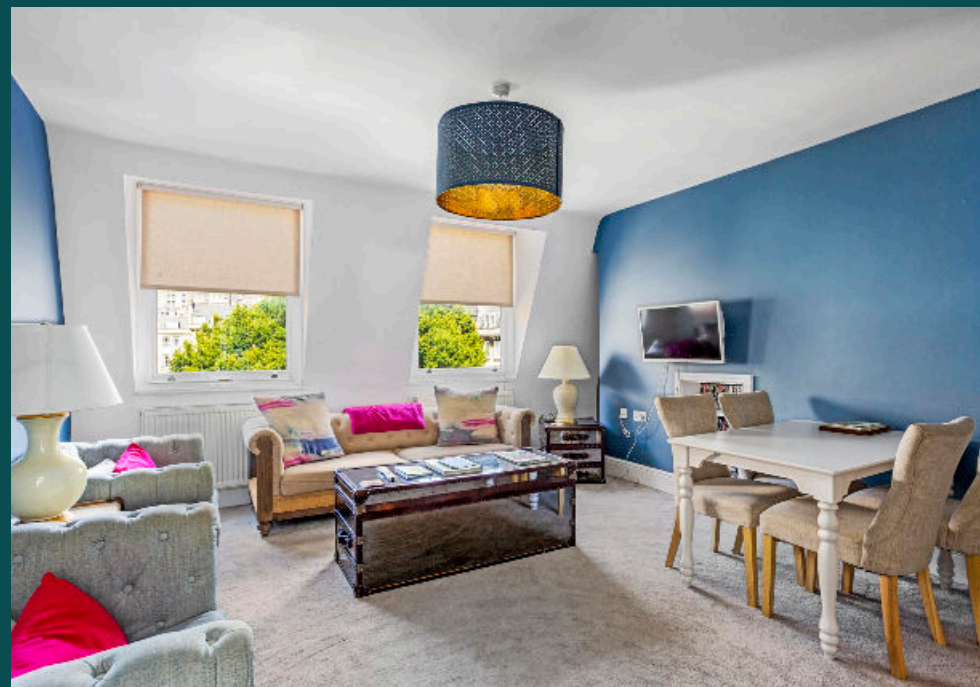
Catharine Place, Bath, BA1



Catharine Place, Bath **BA1**

Catharine Place is a secluded garden square close to the open green spaces of Victoria Park and historic buildings of the Royal Crescent and the Circus.

The square's central garden is enclosed by railings and is for exclusive use of residents. There is easy access to local shops and amenities located nearby in the pedestrianised street of Margaret's Buildings and in St James' Square and the centre of Bath is within half a mile. Bath is a World Heritage City renowned for its Georgian architecture and Roman heritage and provides a full range of cultural, leisure and business amenities including an excellent selection of restaurants, the Theatre Royal and the Thermae Spa. There's a high-speed train services from Bath Spa Railway Station to London Paddington (approximately 90 minutes) and Bristol Temple Meads (15 mins).



Guide price: £550,000

Tenure: Leasehold: approximately 996 years remaining

Service charge: £110 per month

Ground rent: £1 per annum

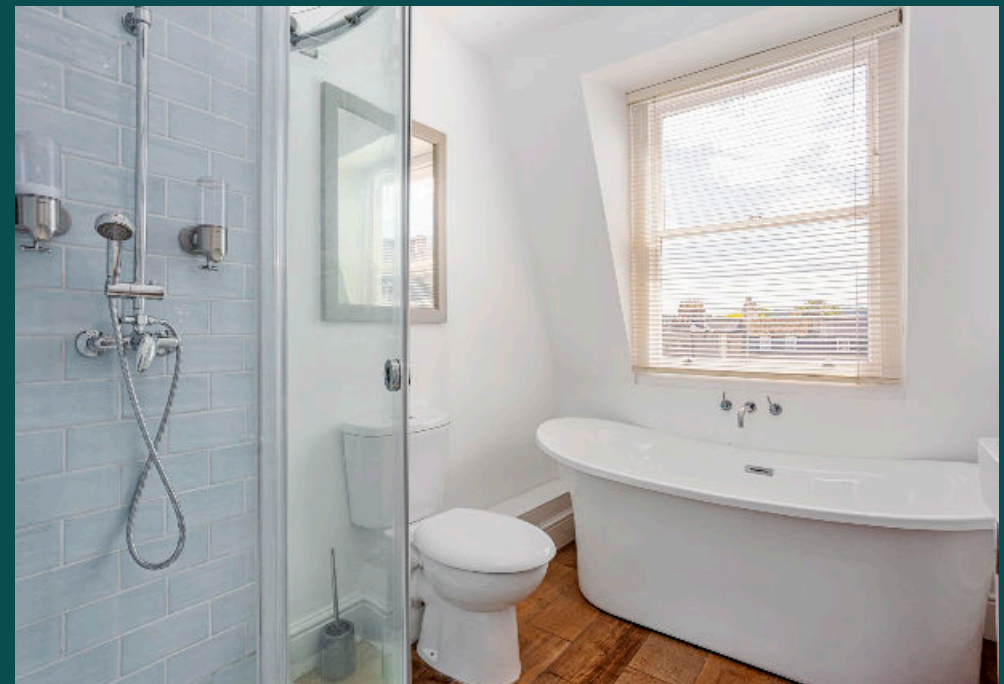
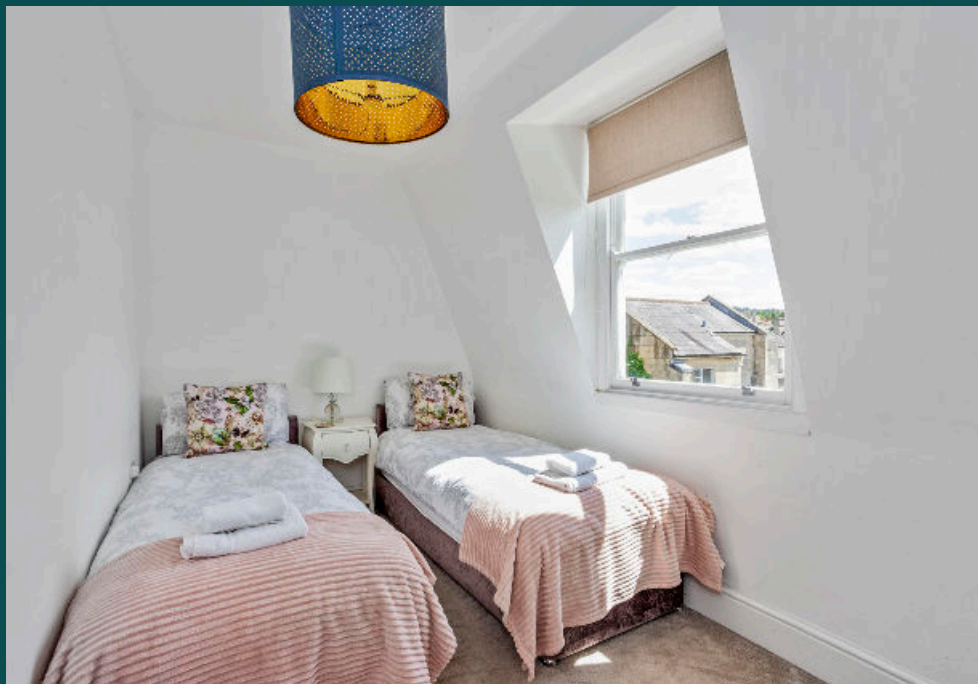
Local authority: Bath and North East Somerset

Council tax band: B



The Apartment

This fourth floor apartment shares a classic Georgian townhouse with three others and is in a prime city centre location. There's shared access into a bright and light hallway maintained by a management company. Inside the apartment, all rooms are accessed from the hall: two double bedrooms, bathroom, living room and kitchen. The modern kitchen has Neff appliances, wooden worktops and tiled walls and floor and is open-plan into the carpeted living room. A large window looking south brings light into the bathroom which has a rolltop bath and separate shower and wooden flooring. Both bedrooms are doubles and have windows with views south.



Approximate Area = 60.6 sq m / 652 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)



Top Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls.group.com 302521



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 inventor. 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.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2022. Photographs and videos dated July 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.