

Flat 1, 4 Great Bedford Street

Bath



A substantial apartment in a Grade II listed Georgian townhouse, just off St James's Square.

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles.
(All distances are approximate).



3



2



3

Summary of accommodation

Lower Ground Floor: Principal Bedroom Suite | Bedroom | Family Bathroom | Utility | Vaults

Ground Floor: Communal Entrance Hall | Drawing Room | Dining Room | Kitchen | Study | Conservatory | WC
Terraced Garden

First Floor: Bedroom | WC



Situation

Times and distances are approximate.

Great Bedford Street is at the corner of St James's Square, one of the finest Georgian squares within the city of Bath.



Its location offers easy access to the centre and a range of local facilities including two popular pubs, a delicatessen, newsagent, chemist, greengrocer and florist.



The open spaces of Royal Victoria Park and the Approach Golf Course are a short stroll away, as is the renowned Royal Crescent



Bath city centre is within easy walking distance, providing cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres. It is also home to a premiership rugby ground and Thermal Spa.



There is an excellent range of private and state schools, catering for all age groups, including King Edwards, Kingswood and The Royal High.



The Property

Number 4 Great Bedford Street is a Grade II listed Georgian townhouse, just off St James's Square. Flat 1 occupies the lower ground, ground and part of the first floor. The entrance to the flat is via a communal hall on the ground floor. The elegant drawing room at the front of the building retains the best of Georgian features: high ceilings, 12-pane sash windows with working shutters, a dado rail and cornicing. The adjacent dining room benefits from a large sash window with views to the garden.

A step down leads to the kitchen, with L-shaped units, marble worktops and Neff and Miele appliances. A door from the conservatory opens on to the pretty south-west facing garden. There is a WC off the conservatory and a door giving direct access to Park Street Mews, with its numerous residents' parking bays. At the very rear of the ground floor is a study / fourth bedroom, also with a views to the garden.

Original stone stairs lead to two double bedrooms on the lower ground floor. The principal bedroom contains floor to ceiling wardrobes and fitted drawers and cupboards where the building's ovens used to be. It has two large sash windows with shutters and an ensuite shower room. The second bedroom has a walk-in wardrobe, fitted shelving and a large sash window with shutters. There is a family bathroom, with shower and bath.

A utility room under the stairs contains a washing machine and dryer and there is a walk-in, shelved linen cupboard between the two bedrooms. The flat benefits from wooden floors throughout.

The third double bedroom (with WC) is accessed from the communal hallway, up to a half landing - a great space to work from home or use as a guest bedroom suite.



Gardens and Grounds

The rear, walled courtyard garden has views to the rear of St James's Square properties, and a pleasing, southwest facing aspect, receiving sun for long periods of the day, especially during summer months. At the front, there's access onto another small courtyard and vaults via the bathroom.

Property Information

Tenure: We are advised that the property is Leasehold. The lease runs for 999 years from 1996 and the purchase includes a share of the freehold.

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

The owner of Flat 1 is entitled to two residents' parking permits (zone 7).

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax Band: E

EPC: D

Postcode: BA1 2TZ

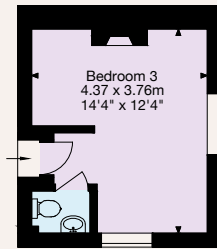
Viewings: Strictly by appointment with Knight Frank LLP.

Approximate Gross Internal Floor Area

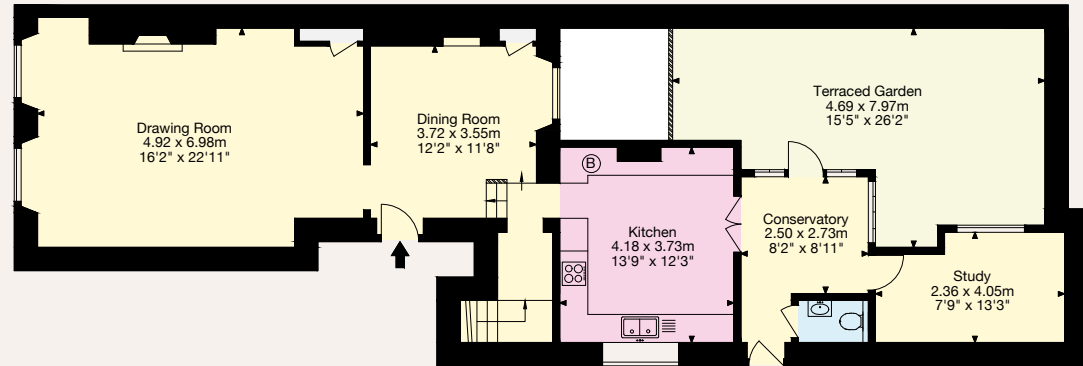
Main House: 209 sq m / 2,249 sq ft

Teraced Garden and Courtyard: 35 sq m / 376 sq ft

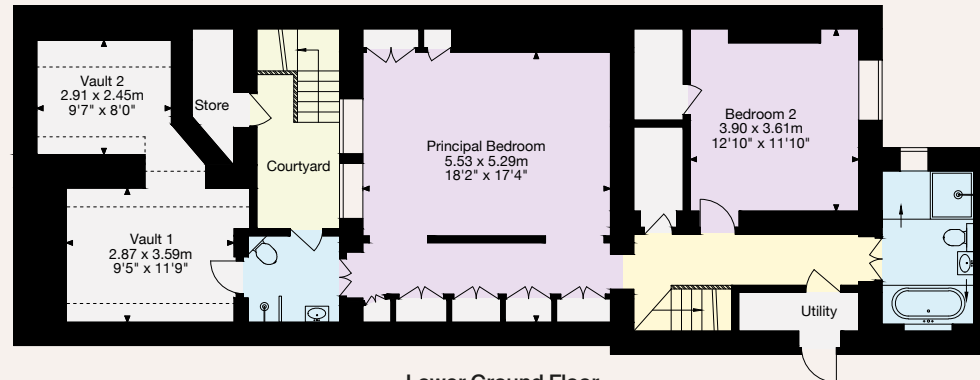
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor



Lower Ground Floor



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I would be delighted to tell you more

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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 November 2024. Photographs and videos dated November 2024.

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