

11A Edward Street, Bath





# A 2 bedroom courtyard apartment in a prestigious central Bath location.

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## Accommodation

Entrance Hall | Living Room | Kitchen | Dining Room/Study | 2 Bedrooms (one ensuite) Bathroom

Outside | Courtyard

## Distances

Bath Spa Railway Station 0.5 mile, Bath City Centre 0.2 mile, M4 (Junction 18) 9 miles  
Bristol 14 miles (All distances are approximate).

## Situation

Edward Street is adjacent to Great Pulteney Street, one of the finest Georgian streets in Bath. The city centre is a short, level walk over Pulteney Bridge with a range of amenities including extensive shopping (Waitrose supermarket is within 0.5 miles), museums, theatres and art galleries. Nearby, there are the gardens of Henrietta Park and Sydney Gardens, which features The Holbourne Museum. An excellent range of private and state schools, catering for all age groups, which include King Edwards, Kingswood and The Royal High, are all within easy reach. Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.

## The House

From the courtyard, the front door opens into an entrance hall which links the main accommodation and the vaults. Wooden flooring is across the main living accommodation, connecting the spaces. The abundance of windows makes this a light and bright apartment and there are some original features such as the Bath stone fireplace. The living room is a generous size and the galley kitchen has grey units, granite worktops and a breakfast bar. A half glazed door gives access to the courtyard that wraps around the building.

The other rooms are flexible - the dining room would also make a useful study in which to work from home - and the two bedrooms each have a bathroom: one an ensuite.

## Outside

From street level, there are steps down into a private courtyard which has space on one side for a dining area and on the other for storage and seating. There's a small 'internal' courtyard that's viewed from the second bedroom. Two vaults which provide useful storage.





## Directions (Postcode BA2 4DU)

Driving from Queen Square, head west and follow the A4 towards Princes Street. Follow the road right around the square and turn left onto Gay Street. Follow the road right onto George Street, continuing straight ahead at the roundabout and staying in the right hand lane. Turn right onto Cleveland Place, then at the next roundabout, turn right onto Edward Street. 11A is the lower ground apartment of the corner house. Walking, the route is more direct through the city centre and takes 5-10 minutes.

## Property information

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

**Tenure:** Share of Freehold: £631.68 Quarterly

**Local Authority:** Bath & North East Somerset Council – [bathnes.gov.uk](http://bathnes.gov.uk)

**Council Tax:** Band D

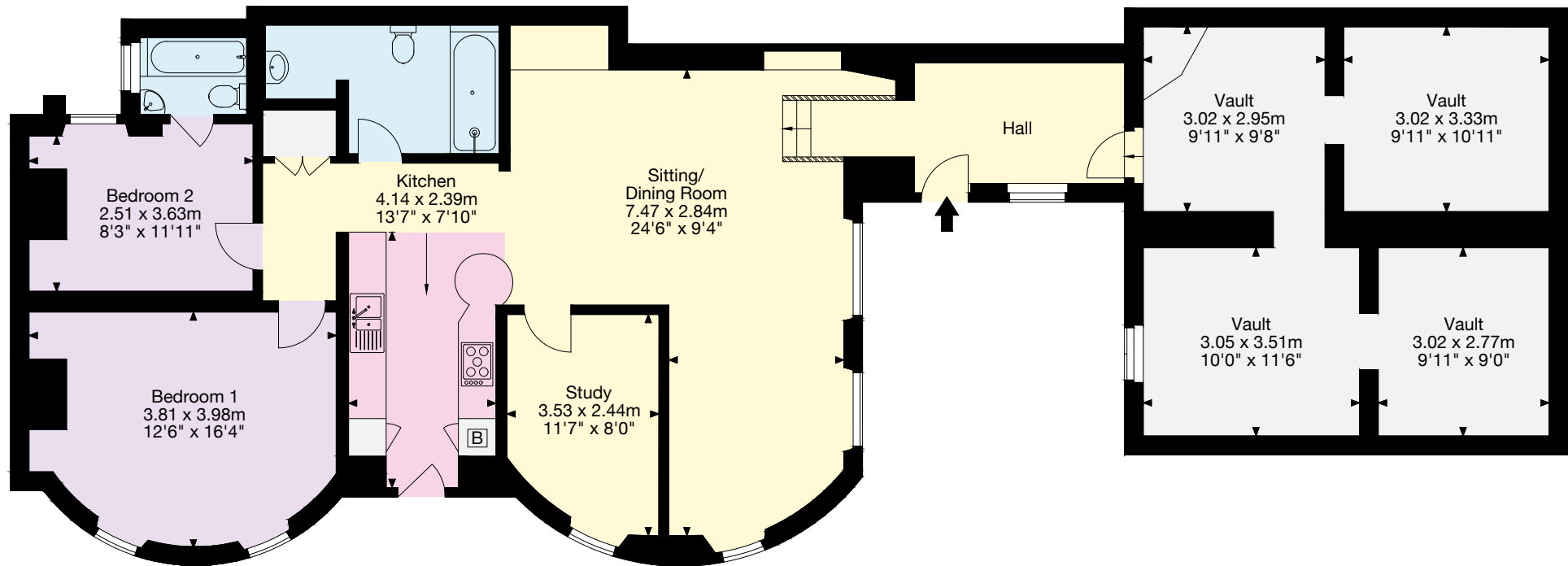
**EPC:** D

**Viewing:** Strictly by prior appointment with the agent.



Main House = 106 sq m / 1,145 sq ft  
Vaults = 43 sq m / 469 sq ft  
Total Area = 149 sq m / 1,614 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.



Lower Ground Floor

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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 [April 2024]. Photographs and videos dated [April 2024].

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