

A large, three-story stone building with a curved bay window and a driveway. The building is constructed from light-colored stone and features a prominent curved bay window on the ground floor. The driveway is paved and curves around a green lawn. The sky is blue with some clouds.

Flat 4, 21 Sion Road, Bath

An exceptionally well positioned and beautifully presented two bedroom first floor apartment with parking

Accommodation

First Floor Hall | Kitchen | Dining Room | Living Room | 2 Bedrooms | Bathroom

Outside Balcony | Parking | Garden

Distances

Bath city centre | 1 miles, M4 (Junction 18) | 10 miles (All distances are approximate)

Situation

Sion Road occupies a premium position in an exclusive residential area to the west of Lansdown Crescent. It is ideally positioned between town and country, with easy access to rural walks and the neighbouring countryside, as well as the city of Bath. A World Heritage Site, Bath is famed for its Roman heritage and Georgian architecture and offers a wide variety of cultural, leisure, sports and shopping facilities.

There are excellent schools in both the state and private sector with Kingswood, The Royal High and St Stephen's all within close proximity to the Apartment. There is a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 is approximately 11 miles north.

The House

Nestled in a prime location, this exquisitely renovated first-floor apartment at 21 Sion Road boasts both elegance and functionality.

Upon entry, the private hall unveils a seamless flow leading to the apartment's main rooms, accompanied by a conveniently tucked-away storage cupboard. The focal point of the apartment, the spacious sitting room, greets you with captivating views and a charming fireplace.

The modern kitchen, intelligently crafted to optimise storage, offers a delightful space for culinary endeavours and social gatherings. Equipped with integrated appliances and accentuated by under-unit lighting, it also features a breakfast bar, perfect for casual dining.

Positioned at the front, the generously sized master bedroom enjoys scenic vistas and the luxury of an en suite shower room. Meanwhile, the second bedroom, located towards the rear, provides access to storage space cleverly concealed above the bathroom's lowered ceiling. Completing the ensemble is a well-appointed family bathroom.

Outside, the property boasts an allocated parking spot and communal gardens, enhancing its allure and practicality.





Gardens and Grounds

The property benefits from an allocated parking space and communal gardens.

Directions (Postcode BAI 5SQ)

From the junction at the top of Marlborough Buildings, turn onto Cavendish Road. Continue straight up the hill onto Winifred's Lane and at the "T" junction turn right. Number 21 is on the left hand side.

Property information

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

Tenure: Share of Freehold.

Local Authority: Bath & North East Somerset Council – bathnes.gov.uk

Council Tax: Band E

EPC: D

Viewing: Strictly by prior appointment with the agent.



Total Area = 88 sq m / 951 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.



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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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