

Top Floor Maisonette 10 Marlborough Buildings

BAI





A beautiful apartment with spectacular views of the Royal Crescent.



Marlborough Buildings is a prime residential area situated adjacent to the iconic Royal Crescent. There is a wide range of local facilities nearby at St James's Square and Margaret's Buildings, including a delicatessen, newsagent, chemist, wine bar and restaurants along with various independent shops. The Approach Golf Course and Royal Victoria Park are also nearby.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. There are well-regarded schools in both the independent and state sectors along with two universities.

This top floor apartment is a beautiful home or investment, enjoying some of the most magical views of Bath, whilst having the benefit of outside space with a private roof terrace, as well as use of the communal garden.

Arranged over two floors the apartment comprises of an entrance hall, large drawing room with views towards the Royal Crescent, a dining area, kitchen, a well fitted bathroom and 2 large double bedrooms. The upper floor provides a bedroom with access onto the roof terrace.

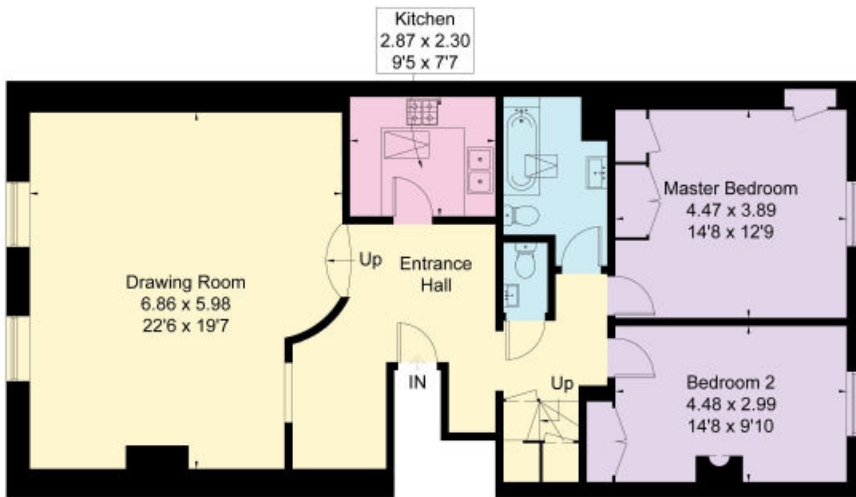
Of particular note is the superb drawing room, from which there are excellent views of the Royal Crescent and Royal Victoria Park. Two windows across, the drawing room is very well proportioned and offers considerable light. The very well appointed kitchen which is fitted with an extensive range of units with wooden work surfaces, integrated with modern appliances.



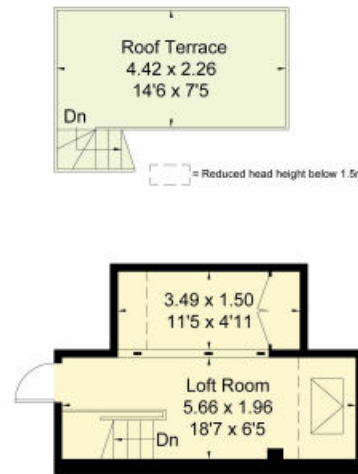
Tenure
Share of Freehold
Residue of 999 year lease
Services
Mains Gas, electricity, water and
drainage are connected.
Council Tax
Band G

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

Approximate Area = 124.8 sq m / 1,343 sq ft
Including Limited Use Area (4.6 sq m / 49 sq ft)



Third Floor



Fourth Floor

Directions

From the Queen Square, proceed foot up Gay Street towards The Circus, take the first exit and continue to the end of Brock Street to the Royal Crescent. Continue to walk around the Royal Crescent, Marlborough Buildings is the terrace which runs along the far edge. Number 10 will be found towards the far end.

Transport

Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approximately 10 miles north.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Viewings

Strictly by prior arrangement with the agent.

Local authority

Bath and North East Somerset Council

01225 477000

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Bath
4 Wood Street
Queen Square
Bath BA1 2JQ

knightfrank.co.uk

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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