

Flat 2, Hill House

21 Sion Road, Bath



An exceptionally well positioned maisonette with parking and extensive gardens in desirable Lansdown.

Bath city centre | 1 mile
Bath Spa Station | 1.5 miles
M4 (Junction 18) | 10 miles
(All distances are approximate)



Summary of accommodation

Main House

Ground Floor: Entrance Hall | Kitchen | Living Room | WC

First Floor: 2 Double Bedrooms | 2 Bathrooms

Garden and Grounds

Parking | Private Gardens



Situation

(Distances and times are approximate)

Sion Road is a highly sought after residential road located on the northern slopes of the World Heritage City of Bath.



This desirable location benefits from superb access to the city centre as well as the shops and local amenities in St James Square including a delicatessen, cafe, green grocers, chemist, hairdressers, St James Wine Vaults and the popular Marlborough Tavern.



Lovely walks can be enjoyed through Upper Common to the Cotswold Way and also in Royal Victoria Park and its Botanical gardens.



The World Heritage Site of 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 80 mins) and Bristol Temple Meads (journey time approx 15 mins).

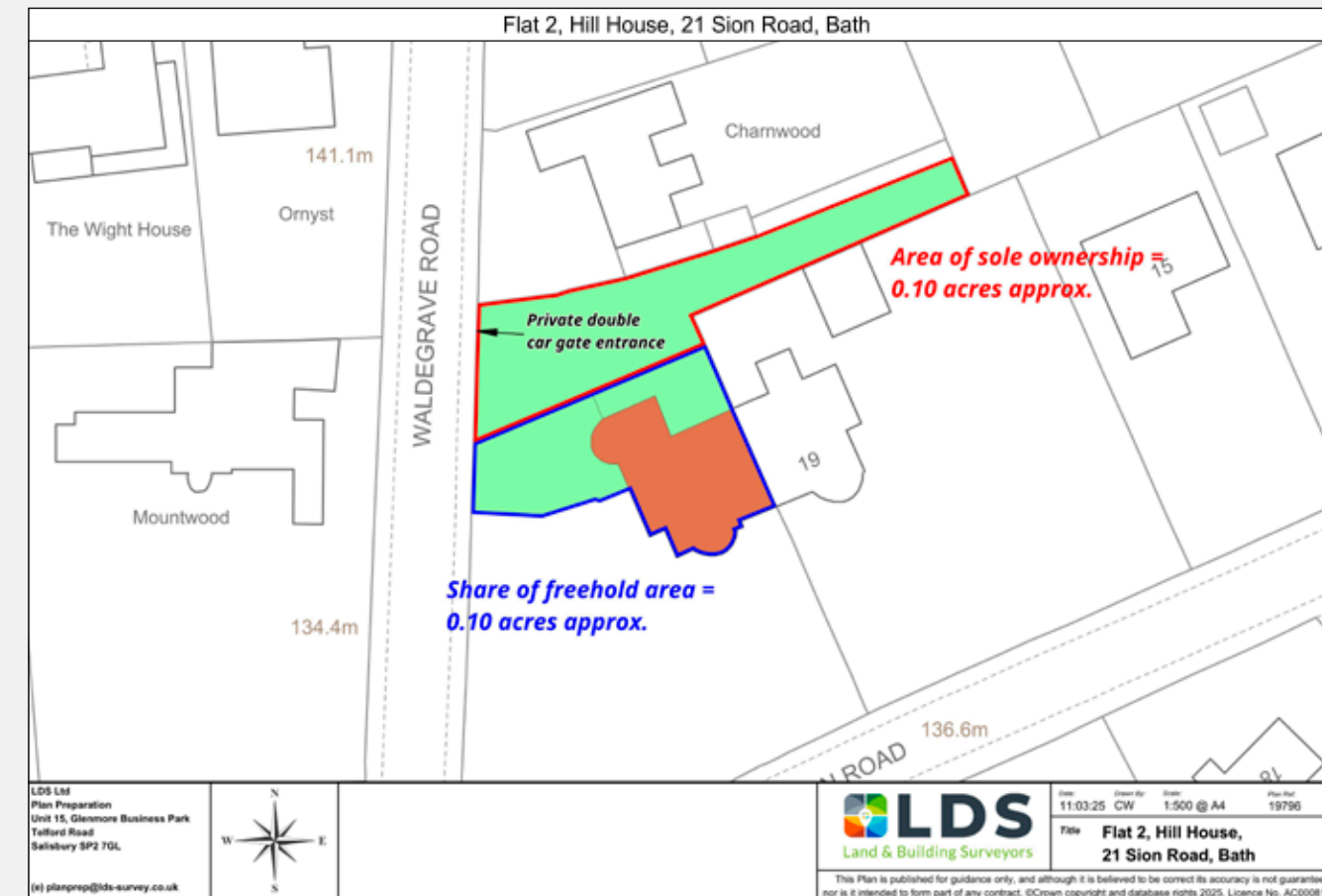


A Rare Opportunity in an Elegant Villa

Set within an elegant villa, this raised ground-floor apartment enjoys a desirable west-facing aspect and offers spacious accommodation across two floors. While it requires refurbishment, the property boasts well-proportioned rooms with impressive high ceilings, offering an exciting opportunity to create a stunning home.

Natural light floods the principal rooms through tall sash windows, including a magnificent bow window that provides a picturesque view of the private garden. A standout feature is the beautifully ornate plasterwork in the generously sized drawing room.

The apartment is thoughtfully arranged over two floors. Upstairs, there is a spacious principal bedroom, a well-sized second bedroom, and a bathroom. Downstairs, a second bathroom adds convenience and flexibility to the living space.



Outdoor Space, Parking & Development Potential

The property benefits from extensive private gardens, including its own freehold garden, offering scope for landscaping, additional outdoor amenities, or potential development (subject to necessary consents). Private gated access from Waldegrave Road enhances the sense of exclusivity. Additionally, Flat 2 has an allocated parking space on the private driveway of Hill House.

Directions (BA1 5SQ)

From Queen Square proceed north up Gay Street and left on George Street. At the traffic lights turn left up Lansdown Road. Continue in a northerly direction taking the left hand fork at St Stephen's Church. Sion Road will be found on the left. No. 21 will be on the right and there is street parking outside.

Property Information

Tenure: Share of Freehold
999 years from 1982

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

Local Authority: Bath and North East Somerset Council

Council Tax: Band E

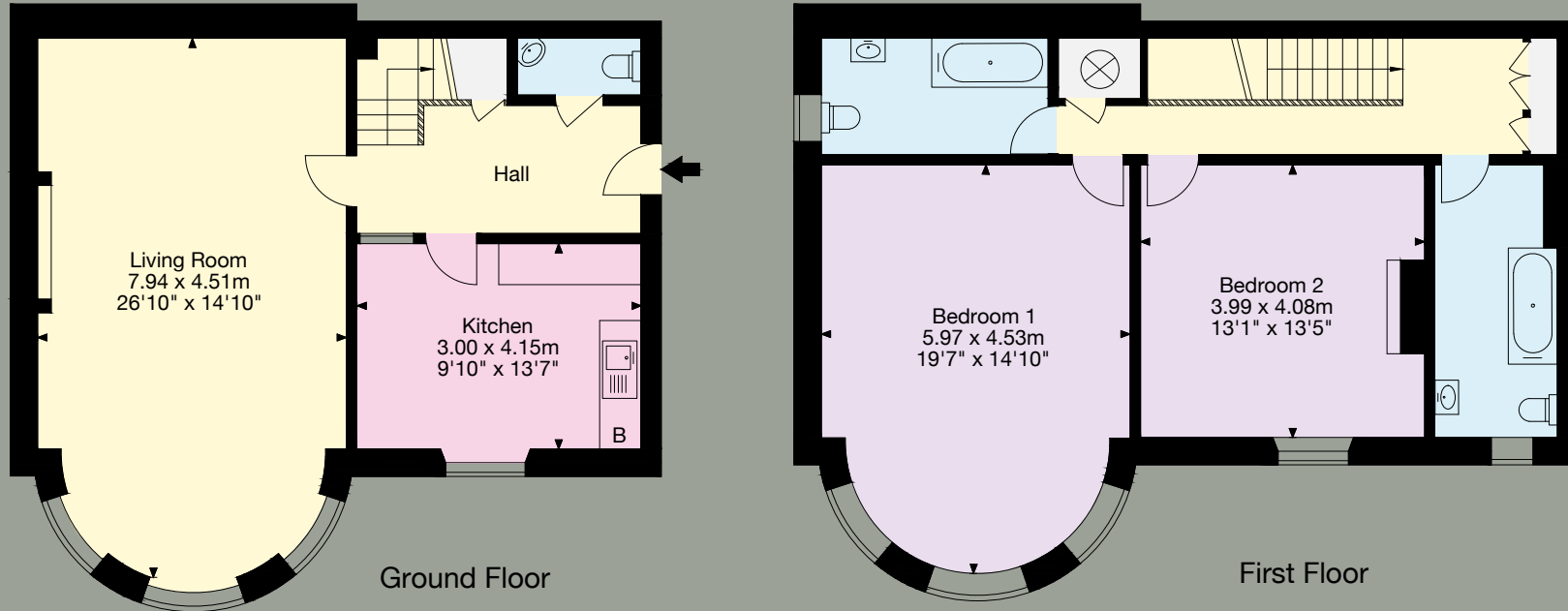
EPC: E

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
128 sq.m / 1,377 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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Particulars dated March 2025. Photographs and videos dated March 2025.

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