

















An elegant modern townhouse situated in the heart of the city.



This elegant terrace of contemporary, three-storey townhouses is situated on a high pavement above a no-through street in the heart of the city. The wrought iron railings and wide steps to the front entrance mirror the Georgian elegance of Bath.

The ground floor has a fine drawing room with a central gas fireplace and high ceilings. This impressive room benefits from two sets of glazed double doors, which open onto a balcony. This outside space is ideal for sitting out and enjoying the view over the courtyard garden below - a rare and valuable commodity for such a central location.

The courtyard level houses a contemporary kitchen comprising of well-planned units and integral appliances, with the benefit of an informal dining area along with double doors opening out to the enclosed rear terrace, which is lush with exotic, summer planting.

The adjacent dining/living area is a great space for informal entertaining with double doors leading to the front courtyard, providing a sheltered outside space for seating and potted plants. From here, a stone arched vault leads to an iron gate to the street and parking.

There are three first floor bedrooms served by two bathrooms, whilst the study on the ground floor has the potential to also be used as an occasional bedroom if desired.



St Andrews Terrace is situated along a pedestrian pavement adjacent to a pretty cobbled street of shops, boutiques and restaurants. Just below this stylish street is Milsom Street, the heart of Bath's wonderful shopping area. Bath enjoys excellent cultural amenities including iconic architecture, galleries, theatres, and museums including the Georgian Assembly Rooms just around the corner.





Local authority: Bath and North East Council 01225 477000 Council Tax: Band G

Guide price **£935,000**

Freehold



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I would be delighted to tell you more.

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The Garden

Much to the benefit to the house there is a rear court yard garden, cleverly created, planted and landscaped giving a much valued spacious outside space for such a central location. To the front of the property there is a private courtyard that leads to open vaults; great for alfresco dining with the patio doors from the kitchen. The property also has parking which is leased from the council.

Parking

The parking costs 1,463.96 per year (payable 365.99 per quarter). The lease ends on 25/12/29.

Directions (BAI 2QR)

From Milsom Street, walk towards the top of the street passing Jolly's on left crossing the road at the traffic lights onto George street continuing onto Bartlett street, you will see a Cafe and Shop called 'The Loft' and 'Cafe Lucca' in front of you, St Andrews Terrace is located on the street to the left

Transport

There are excellent communications with high-speed train services of approximately 90 minutes to London Paddington and vehicular access to Junction 18 of the M4. Bristol Airport is less than 20 miles drive offering access to a variety of international destinations.

Services

All mains connected. Gas central heating. Under floor heating, ventilation and heat recovery system. A dedicated parking space is situated outside the front courtyard held on a lease from the council.







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