

**St. Andrews Terrace  
Bath  
BA1**





## 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

