



**FLAT 9, 22 PARK STREET**  
Bath

**Carter Jonas**



## FLAT 9, 22 PARK STREET, BATH BA1 2TE

- Bath City Centre 1 mile
- M4 (J18) 11 miles
- London Paddington from 82 minutes from Bath Spa Station

Reception hall • Sitting room • Kitchen • Double bedroom • Shower room • Vaults with storage and utility area • Courtyard garden

### DESCRIPTION

A welcoming reception hall has large floor to ceiling storage cupboards and leads through to the huge sitting room. The sitting room has high ceilings, two large sash windows pouring in light, a feature fireplace and oak flooring. It opens into a lovely kitchen area with tiled floor, fitted wall and base mounted cabinets with a thick hardwood worksurface above, and has modern fitted appliances. A rear central hallway leads to the large double bedroom overlooking the rear courtyard and having a walk-in wardrobe. The hallway then leads past a luxurious shower room and onto a large utility and storage area with access into the courtyard garden to the rear.

The courtyard is private, faces southwest and is paved in large flagstones. At one corner is a storage recess for garden equipment. This is a truly exceptional apartment and in such a desirable location.

### SITUATION

The property is situated in one of Bath's finest locations with many local amenities nearby at St James's Street, which offers a variety of shops including a newsagent, chemist, hairdressers, wine bar as well as a nearby florists and greengrocers. Also close to St James's Square is Royal Victoria Park and its famous botanical gardens.

**A LIGHT AND SPACIOUS COURTYARD APARTMENT, PRESENTED TO AN EXCELLENT STANDARD IN A QUIET POSITION OFF ST JAMES SQUARE.**



Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports, and shopping facilities along with a mainline rail link to London Paddington (journey time from 82 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 11 miles north.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (999 years from 25 March 1981)

**Planning:** Listed Grade II

**Ground Rent:** £20 per annum

**Service Charge:** £600 per annum

**Services:** All mains services are connected.

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band B

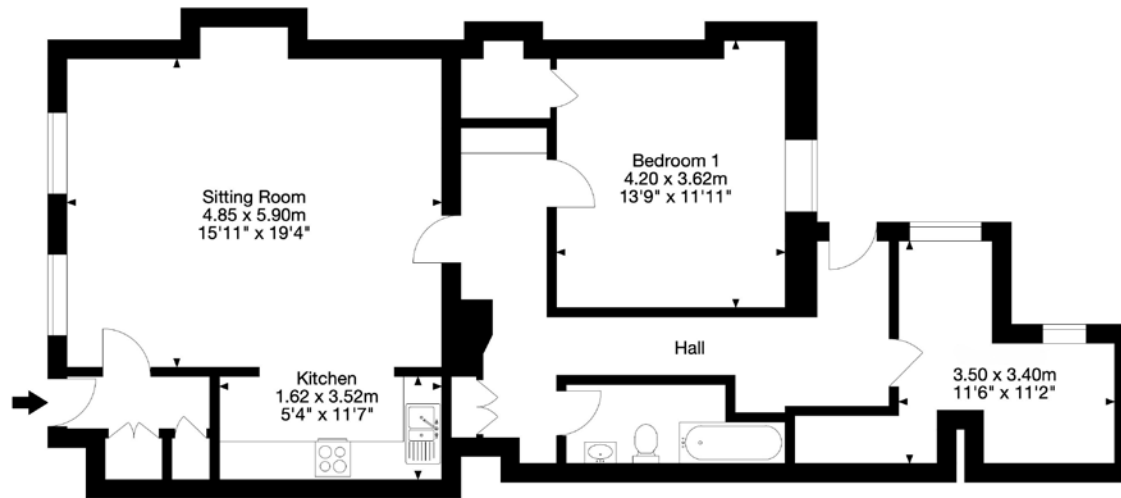
**EPC:** Band C

**Viewing:** Strictly by appointment with Carter Jonas.





Flat 9, 22 Park Street, Bath BA1 2TE  
Gross Internal Area (Approx.)  
77.9 sq m / 839 sq ft



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**

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