



**ALFRED STREET**  
Bath

**Carter Jonas**

# FLAT 2, 1 ALFRED STREET, BATH, SOMERSET, BA1

**A STUNNING AND BEAUTIFULLY REFURBISHED FIRST FLOOR, ONE BEDROOM APARTMENT SITUATED CLOSE TO BATH'S ARTISAN BARTLETT STREET QUARTER. THIS EXCEPTIONAL RESIDENCE HAS USE OF THE COMMUNAL GARDENS AND IS BEING SOLD WITH NO ONWARD CHAIN.**

Entrance hall • Open plan living/kitchen/dining room • Shower room • Bedroom • Communal garden

## DESCRIPTION

Recently refurbished, this gorgeous first floor apartment has all the trappings of the Grade II listed townhouse it resides in. With high ceilings, sash windows, shutters, ornate coving and original boards, the owners have used the space to excellent effect whilst introducing a contemporary feel and colour scheme. The grand drawing room/kitchen/breakfast room is sublime, with high ceilings and is dual aspect to Lansdown Road and Alfred Street with four tall sash windows and wrought iron balconettes. The brand new kitchen is in dark blue with white quartz work tops and an island unit with wraparound worktop in the same material. All appliances are Bosch and Indesit and are all built-in; comprising fridge freezer, induction hob, oven and Belfast sink with brass tap. The original boarded floor has been restored sympathetically and give the room a warm homely feel. The heating is through matte black wall mounted radiators which can be controlled via app on your phone. The apartment has been rewired with TV and satellite points and plenty of power points throughout. The beautifully appointed shower room is newly fitted out with large stone slab tiles to the floor and walls with underfloor heating, low profile shower tray to the walk-in shower and a mix of matte black and brass high quality fittings. The bedroom looks out to the rear and takes a nice view of the city, it has a built in wardrobe and easily fits a double bed.

## SITUATION

Set in the historic antiques quarter, you can easily spend a day on Bartlett Street browsing one of the stylish boutiques, relaxing with a beauty treatment or getting your hair done, sampling some culinary delights in one of the cafes or restaurants or exploring the Bartlett Street Antique centre, which is one of the largest in Bath. Alfred Street is an attractive cul de sac at the bottom of Lansdown Road made up of Georgian properties with a pub, Woods Restaurant and The Boston Tea Party café.



Alfred Street sits between Lansdown Road, The Circus, and The Royal Crescent, one of the most historic and architecturally appealing areas in the city. Bath Spa station, a mile away, offers mainline rail links to London Paddington from 90 minutes and Bristol (15 minutes) and the South West. Schooling in the area is first class in both the public and private sectors.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (info TBC)

**Services:** All mains services are connected

**Service Charge:** £150 per month

**Ground Rent:** £10 per annum

**Council Tax:** Band B

**EPC:** Band E

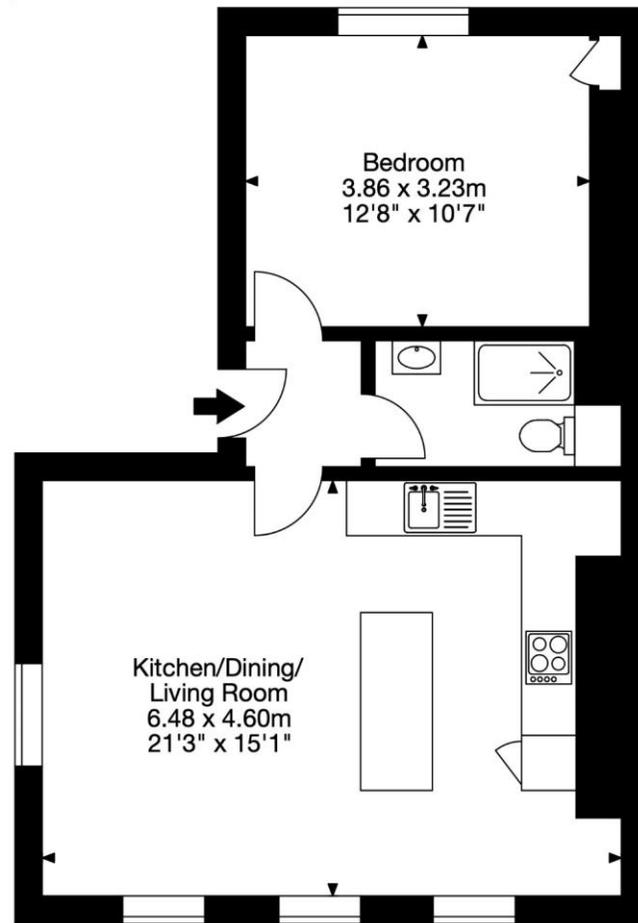
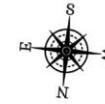
**Planning:** The property is Listed Grade II

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

**Directions:** Alfred Street is the first turning on the left hand side of the road as you proceed up Lansdown Road from the centre of Bath. When you turn into Alfred Street the property is located at the start of the road on the left hand side.



Flat 2, 1 Alfred Street, Bath BA1 2QU  
Gross Internal Area (Approx.)  
47 sq m / 512 sq ft



First Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
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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