



SOMERSET PLACE, BATH, BA1
£4,250 per month*

Carter Jonas

SOMERSET PLACE, BATH, SOMERSET, BA1 5AD

- Private Hallway
- Drawing Room
- Kitchen/Dining Room
- 3 bedrooms
- 2 bathrooms
- Large terraced rear garden

THE PROPERTY

12 Somerset Place is an elegant Grade I Listed Georgian maisonette close to Bath city centre and forms part of the acclaimed serpentine line of buildings extending from Lansdown Place East. Recently renovated to a particularly high spec, no. 12 offers stylish and immaculate accommodation.

Upon entering the grand reception hallway, which leads straight into the property, the reception hallway leads to the Living Room with sash windows facing south across the Gardens at Somerset Place and to Bath beyond. To the rear of the ground floor is the Kitchen/Dining Room having French Doors out onto the terrace and garden. The kitchen has all integrated appliances of fridge/freezer, double oven and separate induction hob, dishwasher and wine cooler fridge. There is also a cloakroom on the ground floor. Stairs lead down from the hallway to master bedroom, having built in wardrobes and large en suite bathroom having bath and separate walk in shower. There are French doors from the master bedroom onto a lower courtyard. There are two further bedrooms on this floor, one having walk in wardrobe, and a 2nd bathroom with shower over bath in addition to a washing machine in a small utility room. Accessed from the Kitchen/Dining room, the rear garden and terrace has been elegantly terraced and offers seating areas. There is on street permit parking and the rear garden is large and terraced with various areas for seating, a rare find in the city centre .

A most stunning Ground and Lower Floor Maisonette with 3 bedrooms, 2 bathrooms, wonderful private rear terrace and garden in one of Bath's most elegant locations.

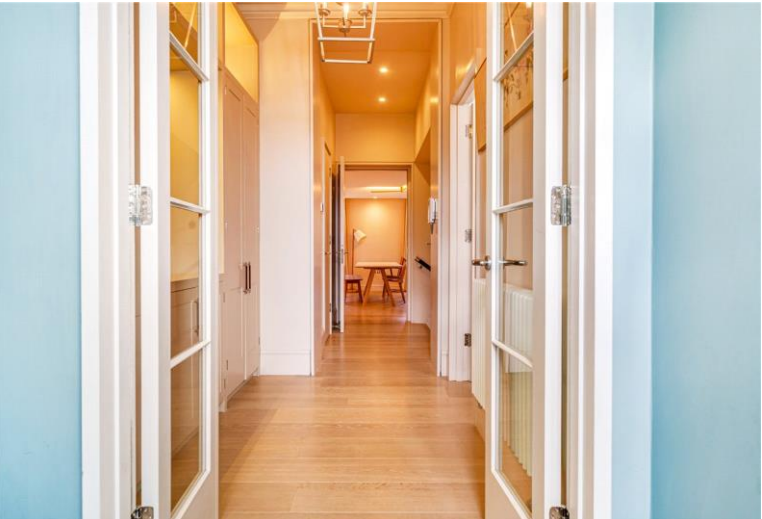


Many local amenities are provided in nearby St. James's Square, Margaret's Buildings and Brock Street that offer a variety of shops including a café, newsagent, chemist, florist and deli, along with art galleries and restaurants. Royal Victoria Park is also nearby. The city of Bath is within a short walk . This really is a most impressive apartment situated in one of Bath's most elegant locations. Offered unfurnished and available now.

EPC Band C. Council Tax Band G. Holding deposit of one week rent = £980.76 (deducted from first month's rent) Five weeks' deposit = £4903.84 Six weeks' deposit (Non housing act tenancy) = £5884.56

ADDITIONAL INFORMATION

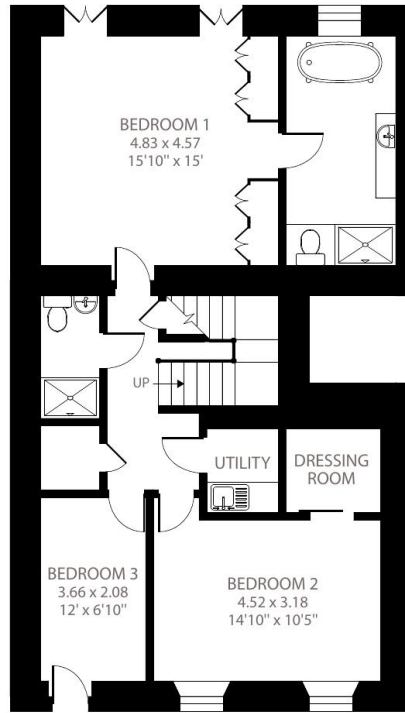
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G
Directions	



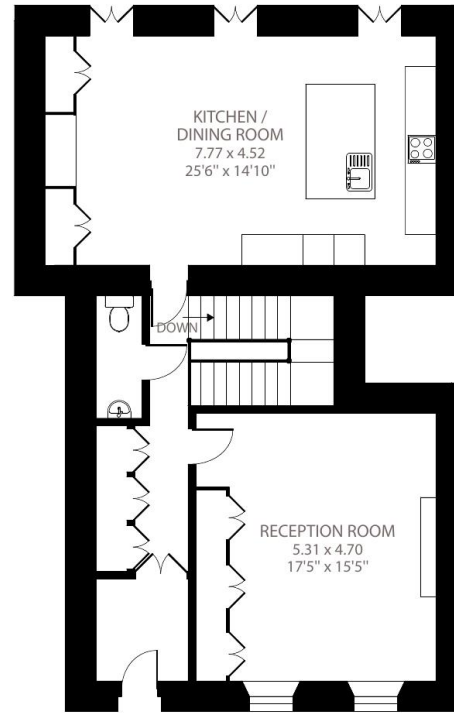


Somerset Place, BA1

Approximate Area = 1798 sq ft / 167 sq m
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 1053170

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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Classification L2 - Business Data

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