



22 ST. PATRICKS COURT
Bath

Carter Jonas

22 ST. PATRICKS COURT, BATH, SOMERSET, BA2 6ER

A very well situated two-bedroom apartment in need of modernisation with a balcony and garage. No onward chain. Built in the 1960's 22 St. Patricks Court sits at the lower end of Bathwick Hill on Darlington Place, just down the road from Great Pulteney Street and the Holburne Museum. This is a top floor apartment. The property is in need of some modernisation and would make a great investment to let or as a down-size or pied a terre in Bath. There is a balcony accessed from the open plan sitting/dining room with excellent far-reaching views towards the canal and the centre of town. There are two double bedrooms, both with built in wardrobes and there is a fitted kitchen that looks out to the rear of the property. The bathroom has a bath with shower over. Properties of this era have plenty of full width glazing and this really shows with the amount of light in the apartment. The garage is easily accessed below the apartment and has a large storage room behind it as well as space for a vehicle. This property is being sold with no onward chain.

SITUATION

This sought-after residential location is within easy walking distance of the City Centre via Great Pulteney Street. Bath Spa Station and the bus station can be reached via Pulteney Road. Bathwick Hill is a magnificent wide road flanked on both sides with some of Bath's finest examples of Georgian townhouses and villas. There are local shops and amenities available with a useful Tesco Express, Dexter's Café, off licence and florists. The University of Bath with its world class sports facilities and Olympic sized pool sits at the top of the hill. The Kennet & Avon Canal runs close-by, and its tow path is accessible from Bathwick Hill, one can travel by bike or by foot to Bradford-On- Avon or to Bristol traffic free along the canal paths and National Cycle Network. There is a good bus service linking properties on Bathwick Hill to the University and City Centre.

ADDITIONAL INFORMATION

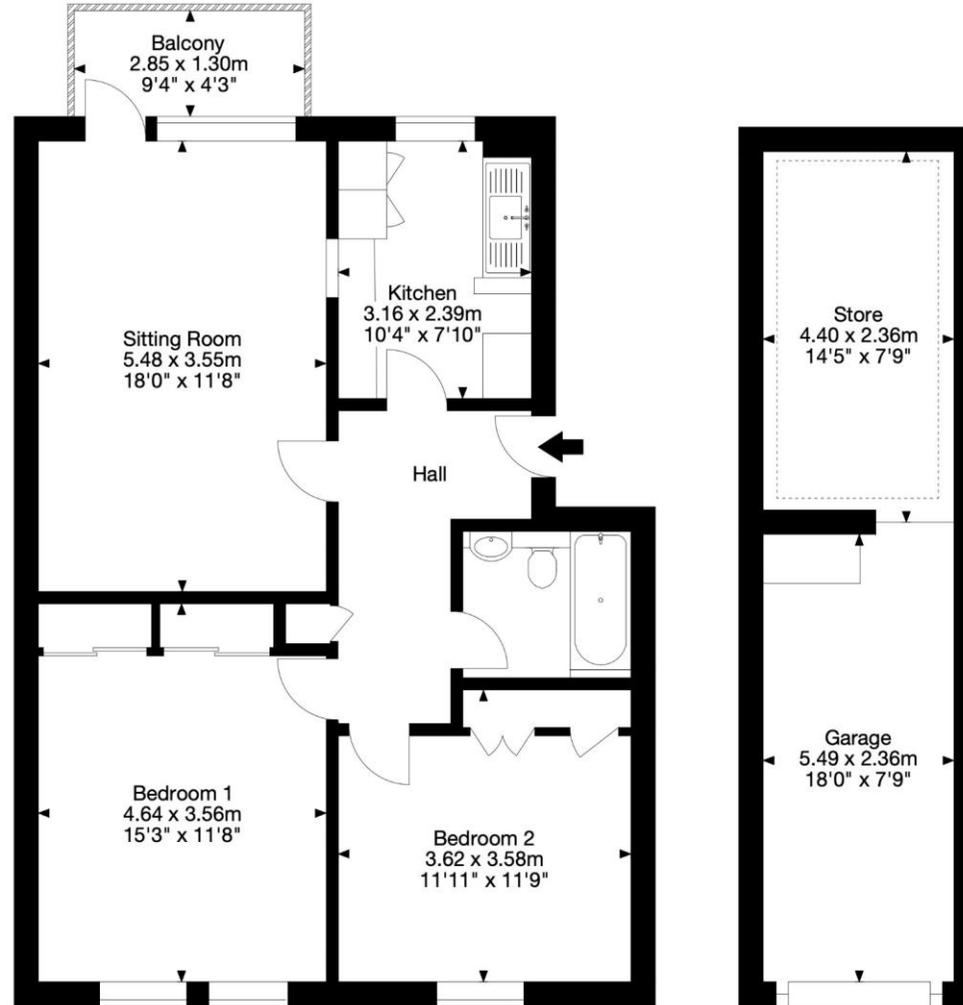
Tenure: Leasehold (1000 years from 24 June 1967)
Management Charge: £2,100 per annum
Ground Rent: £15.75 per annum
Services: All mains services are connected
EPC: Band C
Council Tax: Band C
Viewing: Strictly by appointment with Carter Jonas

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 Gross Internal Area (Approx.)
 Main House = 70 sq m / 755 sq ft
 Outbuilding = 24 sq m / 260 sq ft
 Total = 94 sq m / 1,015 sq ft
 (Incl. Areas of Restricted Height)



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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