



19 BROCK STREET

Bath

Carter Jonas

FLAT 3, 19 BROCK STREET, BATH, SOMERSET, BA1 2LW

A DELIGHTFUL APARTMENT WITHIN THIS PRESTIGIOUS GRADE II LISTED BUILDING OVERLOOKING ROYAL CRESCENT LAWN IN THE HEART OF GEORGIAN BATH

Reception hall • Open plan living/dining room • Kitchen
• Double bedroom • Bathroom

DESCRIPTION

A light and bright second floor one bedroom apartment in an excellent location with stunning views. It has a wealth of period character and charm, being set within this prestigious Grade II Listed building set between The Royal Crescent and The Kings Circus.

The property is accessed off a well presented communal reception hall leading to a central private hallway giving access to all of the rooms and has two generous storage cupboards. One of the cupboards houses the gas boiler that is serviced annually. The impressive open plan drawing, dining area and kitchen is to the front and has 3 beautiful sash windows enjoying a fine open south facing aspect overlooking the Royal Crescent lawns and Royal Victoria Park. The kitchen has a range of well fitted base and wall mounted units with wooden work surfaces, fitted appliances and a large central island with seating area and storage.

The pretty bedroom is to the rear and has a beautiful bow window and a range of fitted wardrobes. There is an attractive bath and shower room with contemporary mosaic style flooring.

SITUATION

Brock Street forms part of the historic Masons Key an aerial view of The Kings Circus, Brock Street and the Royal Crescent and is in the heart of elegant Georgian Bath, perfectly placed for easy access into the city centre.



The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which includes a world class music and literary festival and an excellent selection of museums and art galleries. In addition, there are a number of 5 star hotels and spas within easy reach which include The Royal Crescent Hotel and The Priors Hotel in nearby Weston Lane. There are also world class sporting facilities available at nearby Bath Rugby and Cricket Clubs and at Bath University Campus. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway is approximately 6 miles to the north and Bristol Airport is 19 miles to the west.

ADDITIONAL INFORMATION

Tenure: Leasehold (949 years remaining)

Management Company: Hamiltons Block Management

Management Charge: £115 per month

Ground Rent: £15 per annum

Council Tax: Band C

Local Authority: Bath and North East Somerset Council

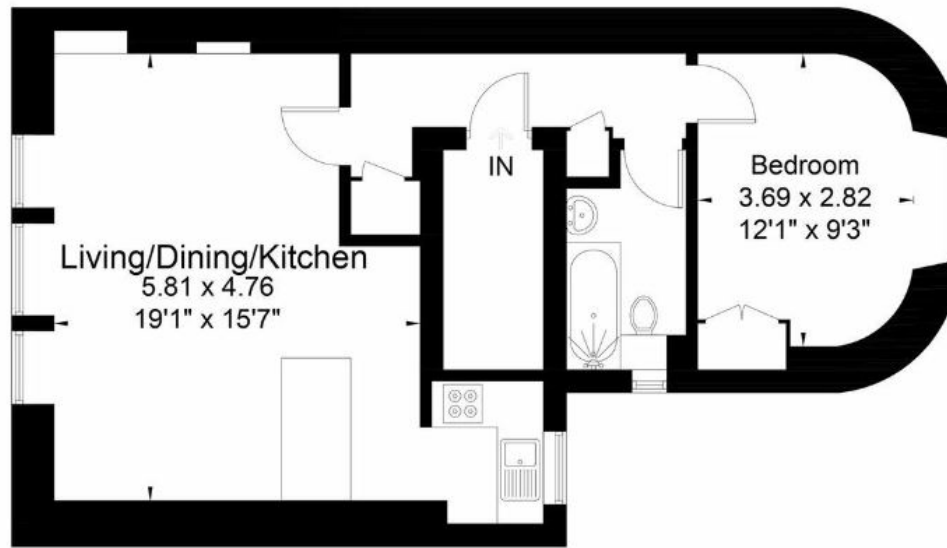
EPC: Band D

Planning: Listed Grade II

Viewing: Strictly by appointment with Carter Jonas



19 Brock Street, Bath, BA1 2LW
Approximate Gross Internal Area = 51.9 sq m / 558 sq ft



Second Floor



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