



BELGRAVE HOUSE
Belgrave Terrace, Bath

Carter Jonas

BELGRAVE HOUSE, 4-5 BELGRAVE TERRACE, BATH, SOMERSET, BA1 5JR

ACCOMMODATION

Garden Apartment: Reception hall • Living room
• Kitchen/dining room • Two double bedrooms •
Bathroom • Private enclosed garden and decked patio
EPC Band D

Ground Floor Apartment: Reception hall • Living room
• Kitchen/breakfast room • Double bedroom • Bath/
shower room
EPC Band D

First Floor Apartment: Reception hall • Living room •
Kitchen • Two double bedrooms • Bathroom
EPC Band C

Second Floor Apartment: Reception hall • Living room
• Kitchen • Two double bedrooms • Bathroom
EPC Band C

There are storage vaults to the front of the property and a basement with access from the communal hall has potential to convert to further rooms, as well as having a door out to the communal lawn garden with a path down to a large open parking area.

DESCRIPTION

The property has been very well maintained by the present owners; we have not included any internal photos out of respect for the tenant's privacy. All gas and electrical certificates are in place and the tenants are all on Assured Shorthold Tenancies. The property was converted from a single dwelling in 1931 to 4 lateral apartments, creating light and spacious accommodation, the elevated position providing incredible views across the city with a southerly elevation.

INVESTMENT OPPORTUNITY - A SUBSTANTIAL DOUBLE FRONTED GRADE II LISTED PROPERTY, ARRANGED AS FOUR LARGE APARTMENTS LET OUT ON ASSURED SHORTHOLD TENANCIES TO BE BOUGHT AS A GOING CONCERN, WITH A LARGE PARKING AREA FOR FOUR CARS, AND SOUTH FACING GARDENS AND AMAZING VIEWS.



The garden level benefits from its own private garden, whilst the lower lawn can be divided into three further areas for the remaining properties, or continued as a communal area, leading down to the open gravel parking area, accessed from Belgrave Crescent.

SITUATION

This is a very desirable position in the sought after Camden area, being set in this handsome terrace with stunning views across the city in a quiet corner of Bath offering good access to the centre of the city.

Bath is one of only three UK World Heritage Cities and enjoys international claim for its fine classical architecture and Roman heritage. The city offers a wide variety of restaurants and shops and is home to an international music festival each spring, excellent schools within walking distance to include St. Stevens Primary School, Kingswood School and the Royal High School. Bath also has excellent sporting events with the Lansdown racecourse only a few minutes' drive to the north and premier division rugby at the recreation ground in the city.

Camden is well situated for commuting. The M4 junction 18 is 10 miles north, although the M5 and the M32 are easily accessible to Bristol which is around 12 miles west. London is approximately 100 miles from junction 18 with access into Heathrow. Bath Spa station has a mainline link to London (Paddington) approximately 90 minutes away. Bristol International is about 30 miles to the West.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is Listed Grade II

Services: All mains services are connected

Local Authority: Bath and North East Somerset

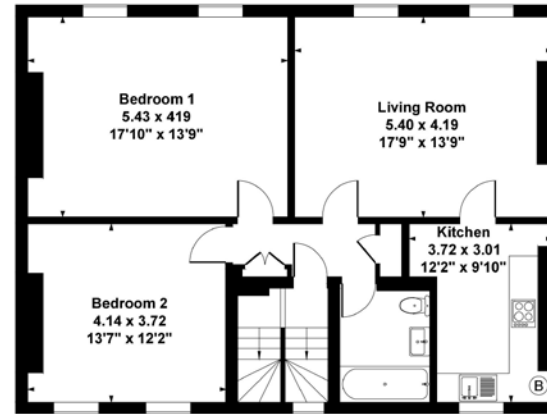
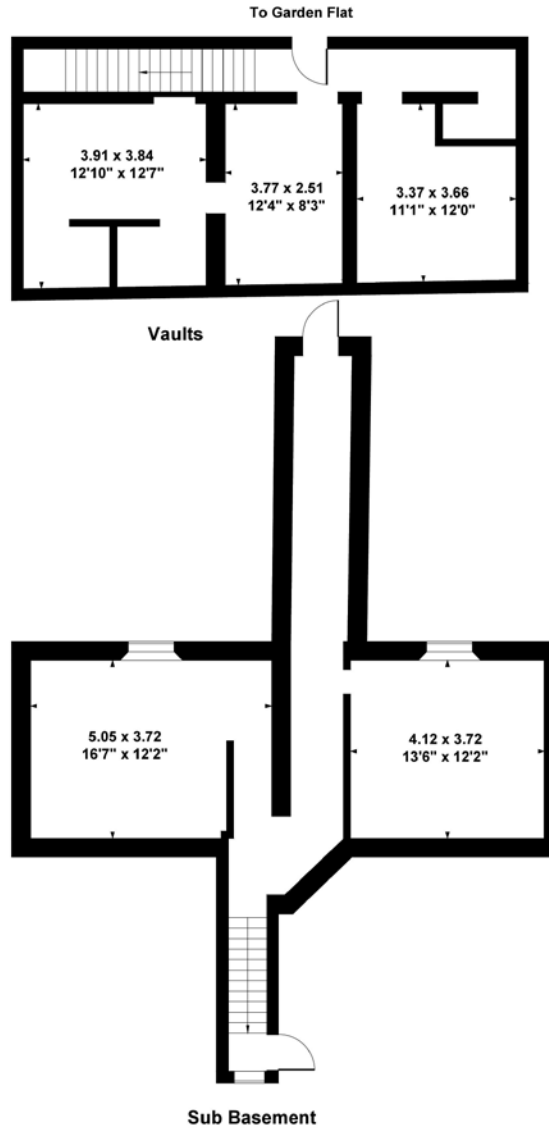
Council Tax: All apartments are council tax band C

Viewing: Strictly by appointment with Carter Jonas.

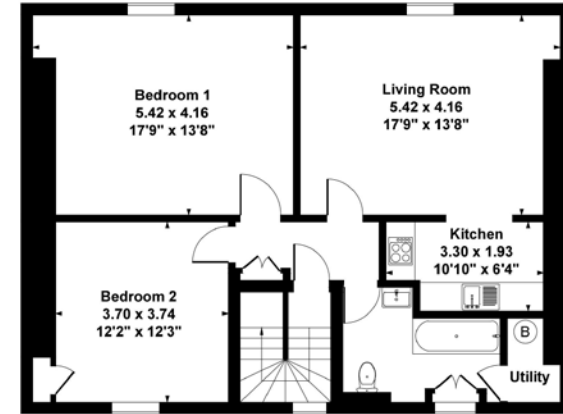


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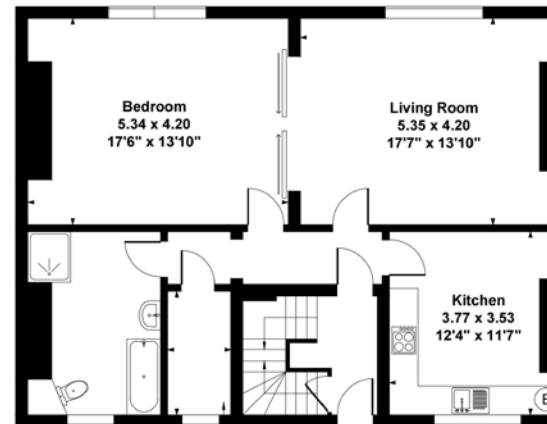
Approximate Gross Internal Area
Main House = 414 sq m (4456 sq ft)
Vaults = 51 sq m (548 sq ft)
Total = 465 sq m (5004 sq ft)



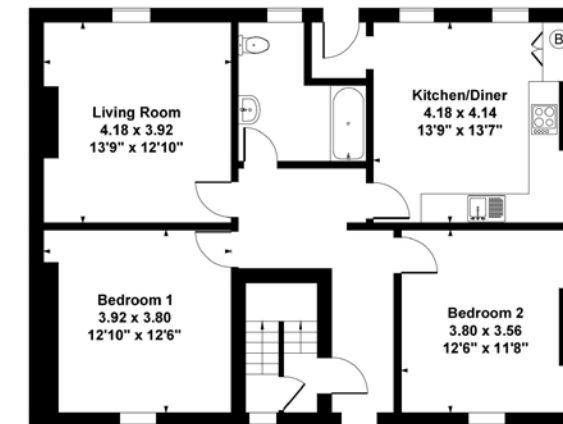
First Floor



Second Floor



Ground Floor



Garden Floor

Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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