



PARK VIEW HOUSE
Brock Street

Carter Jonas

FLAT 6, PARK VIEW HOUSE, BROCK STREET, BATH, SOMERSET, BA1 2LW

A WELL PRESENTED ONE BEDROOM APARTMENT IN AN EXCELLENT LOCATION WITH VIEWS OVER THE ROYAL CRESCENT LAWN.

Communal hall • Reception hall • L-shaped living/dining room • Kitchen • Double bedroom • Bath/shower room

DESCRIPTION

A very desirable top floor apartment with incredible views in a southwest aspect across to The Royal Crescent and the crescent lawn.

It is set within an historic Grade II listed building built around 1770 by John Wood the Younger. An L-shaped living/dining room is at the front of the apartment with a double aspect admiring the views and having a door leading into the kitchen. The modern kitchen has base mounted storage units with hard wood work tops either side. There is a fitted oven and dishwasher and there is plumbing for a washing machine, and again having fine views.

Off the welcoming and spacious reception hall is a light and bright bathroom with a shower over the bath. At the far end is a large double bedroom. The property is well presented, suited to a first time buyer, professional couple or investors.

SITUATION

The property stands on the corner of Brock Street and Upper Church Street in the heart of Georgian Bath between The Royal Crescent and The Circus. Also nearby is Royal Victoria Park and nearby St James's Square which has an excellent local pub, newsagent, chemist, greengrocers and delicatessen. Margarets Buildings, the next street down, is a pedestrian thoroughfare with further restaurants, delicatessens, art galleries and book shops.



The shopping centre of Bath is under a mile walk as is Bath Spa Station giving direct mainline rail access to London Paddington (from 76 minutes) and Bristol Temple Meads (from 11 minutes). This is a very desirable location with stunning architecture and a sense of history.

ADDITIONAL INFORMATION

Tenure: Leasehold (126 years from 1 January 1988)

Service Charge: £2,220 per annum

Ground Rent: £10 per annum

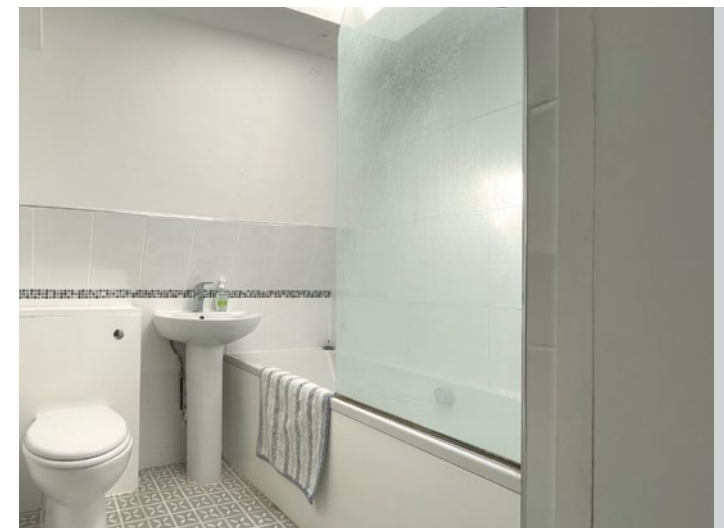
Services: All mains services are connected

Council Tax: Band C

Local Authority: Bath and North East Somerset Council

EPC: Band E (potential Band D)

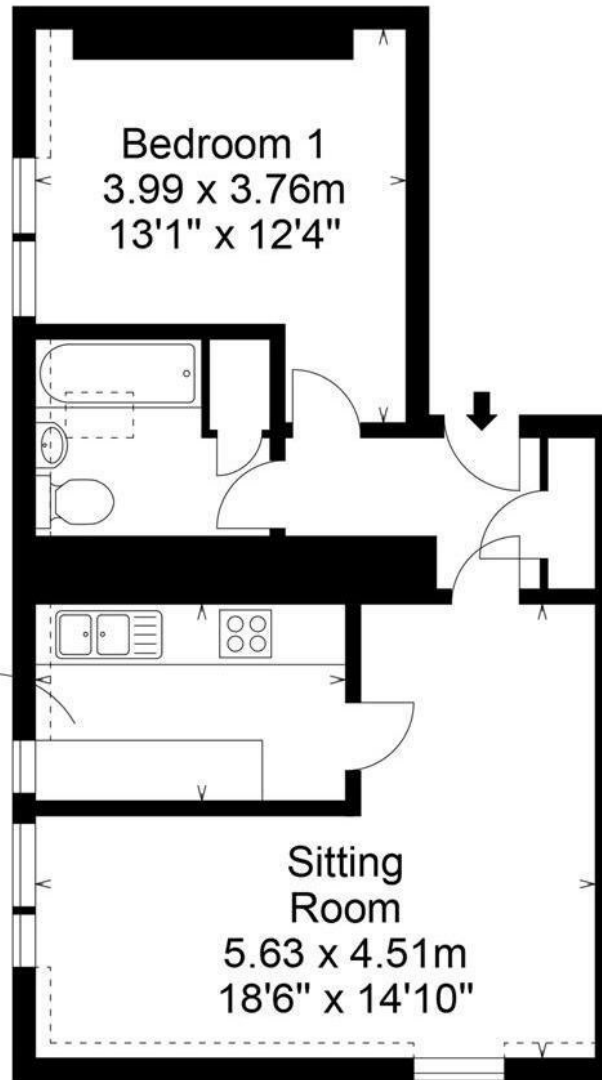
Viewing: Strictly by appointment with Carter Jonas



Top Floor Apartment,
Park View House,
Brock Street,
Bath, BA1 2LW
Approx. Gross Internal Area
544 Sq Ft - 51 Sq M



Kitchen
3.20 x 2.04m
10'6" x 6'8"



Top Floor

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