



3 BRUNSWICK PLACE
Bath

Carter Jonas

GROUND FLOOR FLAT, 3 BRUNSWICK PLACE, BATH, SOMERSET, BA1 2RQ

**A MAGNIFICENT TWO-BEDROOM GROUND FLOOR APARTMENT IN A
GRADE II LISTED GEORGIAN BUILDING IN A DESIRABLE CITY CENTRE
LOCATION.**

Entrance hall • Open plan kitchen/living room • Utility •
W.C • Two bedrooms • Jack and Jill bathroom • Permit
parking • Holiday lets permitted

DESCRIPTION

This is a stunning two-bedroom apartment set within a
Grade II listed Georgian building in the city centre with
holiday lets permitted.

The apartment opens from a tidy communal entrance
into a hallway with a storage cupboard on the right,
leading to an open-plan kitchen to the left. The kitchen
is contemporary, efficiently formatted and well-equipped
with appliances. It features an island housing additional
storage and open-plan dining and living area.

This stylish space is enhanced by magnificent sash
windows enjoying south facing orientation for an
abundance of light.

The principal bedroom offers ample space and built-in
wardrobes. The second bedroom can serve as a double
bedroom or a perfect study and is generously sunlit with
direct access into the Jack and Jill bathroom which is also
entered via the hallway and includes a bath with shower.

This property is conveniently close to amenities and
prominent Bath streets, including Rivers Street, Russell
Street, Catharine Place, and Margarets Buildings.







SITUATION

Brunswick Place is a terrace of Grade II Listed Georgian townhouses, the majority of which are apartments. It leads off the lower end of Lansdown Road on to Julian Road. The city centre of Bath is on your doorstep, offering renowned shopping, cultural, leisure and historic amenities. The Olive Tree restaurant, the only restaurant in Bath with a Michelin Star, is around the corner on Russell Street as is the Beckford Bottle Shop, a speciality wine merchant and dining rooms. Hedgemoad Park is over the road, with a children's play area and bandstand, leading through to Walcot Street with artisan bakeries and a wide selection of shops. Half a mile walk away is Royal Victoria Park, the approach golf course, botanical gardens and tennis courts.

There is a mainline rail link from Bath Spa Railway Station to London Paddington (journey time from 76 mins) and Bristol Temple Meads (journey time from 11 mins). Junction 18 of the M4 is approximately 11 miles north.

ADDITIONAL INFORMATION

Tenure: Leasehold, share of freehold (999 years from 1st September 2015)

Planning: The building is Grade II listed

Service Charge: £1,668.70 per annum

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band TBC

EPC: Band C

Viewings: Strictly by appointment with Carter Jonas



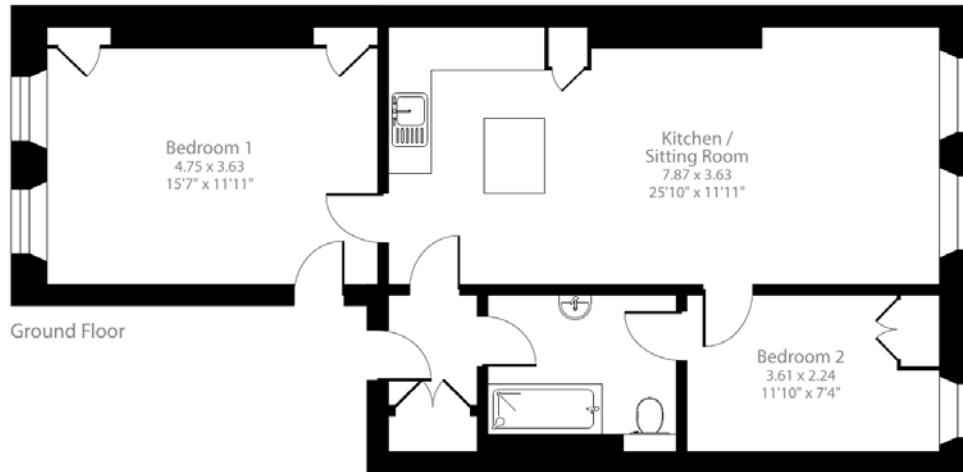




Brunswick Place, Bath, BA1

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2026. Produced for Carter Jonas. REF: 1419679

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