



32 ST. JAMES'S SQUARE
Bath

Carter Jonas

32 ST. JAMES'S SQUARE, BATH, SOMERSET, BA1 2TT

A SUBSTANTIAL AND RARE TO THE MARKET GRADE I LISTED CENTRAL GEORGIAN FREEHOLD PROPERTY IN THE HIGHLY SOUGHT-AFTER LOCATION OF ST. JAMES'S SQUARE, CLOSE TO THE ROYAL CRESCENT.

Lower ground floor: One bedroom apartment • Living room • Bedroom • Separate kitchen • Bathroom • Two/three vaults • Small courtyards to front and rear

Ground floor and first floor: Two bedroom maisonette • Large living room to the front • Kitchen • Bathroom

Second floor: One bedroom apartment • Open plan living room/kitchen • Bedroom • Bathroom

Third floor: One bedroom apartment • Living room • Separate kitchen • Bathroom

DESCRIPTION

A superb opportunity to purchase a Grade I Listed central Georgian freehold property in the sought-after location of St. James's Square. The most complete Georgian square in Bath built by the architect John Palmer in 1793. The square was built upon land leased from Sir Peter Rivers Gay that was at the time partly gardens to the Royal Crescent.

The property's accommodation is currently arranged as four apartments, one of which is a maisonette. Planning for conversion to a whole townhouse single residence could be sought subject to planning and listed buildings consents. Vacant possession upon completion. Large half landing area to three of the floors. Large east facing walled garden to the rear (currently communal for all the flats to use).

Further information including current rental incomes available on request.



SITUATION

The property is situated in one of Bath's finest locations with many local amenities nearby at St James's Street, which offers a variety of shops including a newsagent, pharmacy, hairdressers, wine bar/deli as well as a nearby florists and greengrocers. Also close to St James's Square is Royal Victoria Park and its famous botanical gardens.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports, and shopping facilities along with a mainline rail link 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: Freehold

Services: Mains electricity, water and drainage are connected

Planning: Grade I Listed

Local Authority: Bath and North East Somerset Council

Council Tax Bands: Lower ground floor flat - C

Ground and first floor maisonette - D

Second floor flat - B

Second floor flat - B

EPC Bands: Lower ground floor flat - D

Ground and first floor maisonette - D

Second floor flat - D

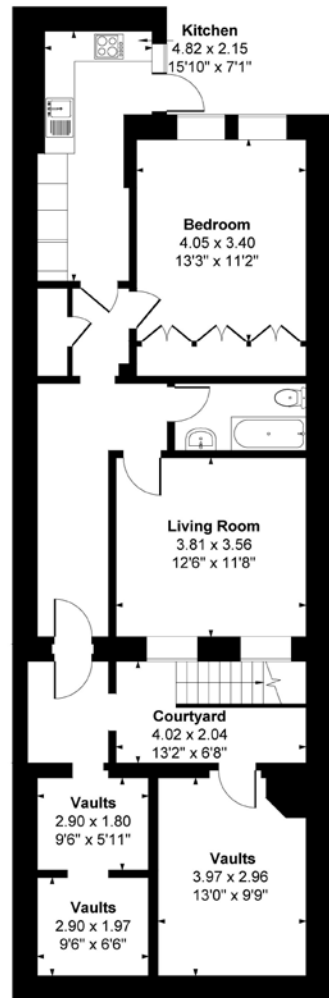
Top floor flat - C

Viewing: Strictly by appointment with Carter Jonas.

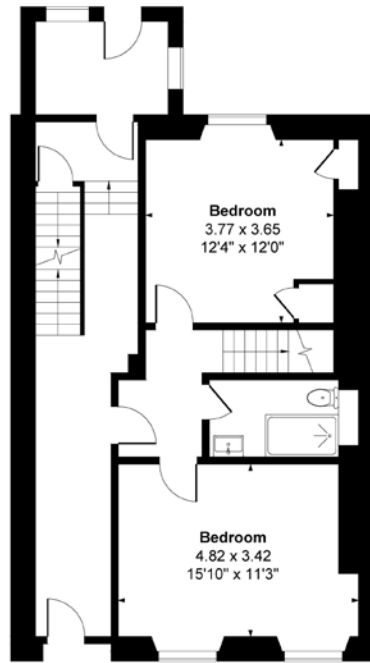


32 St James's Square, Lansdown, Bath, BA1 2TT

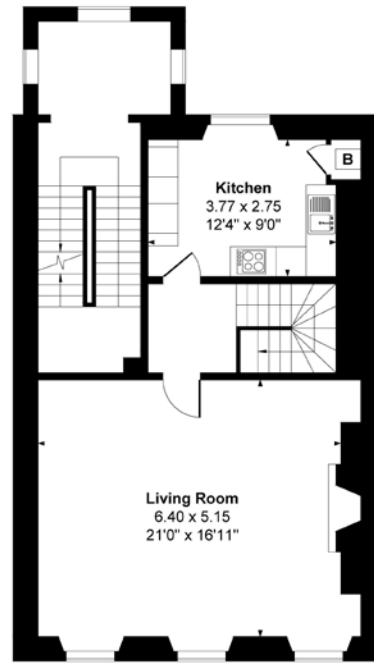
Approximate Gross Internal Area
 Main House = 325 sq m (3494 sq ft)
 Outbuilding = 34 sq m (371 sq ft)
 Total = 359 sq m (3865 sq ft)



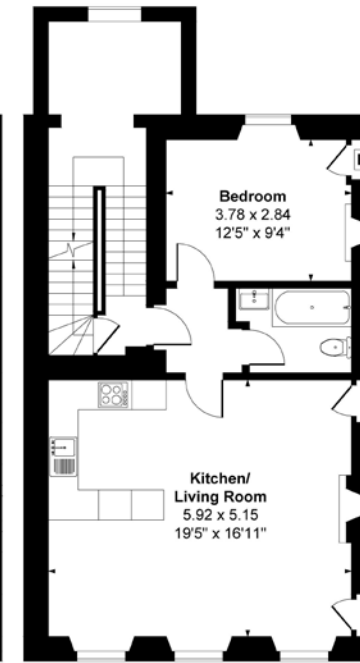
Lower Ground Floor Flat



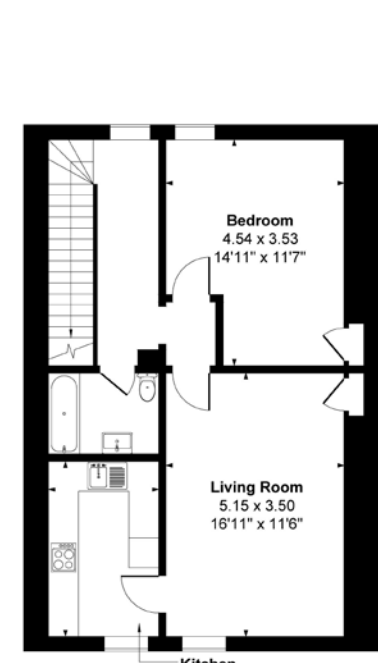
Ground and First Floor Maisonette



Second Floor Flat



Top Floor Flat



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 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.

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