



**23 PARK STREET**  
Bath

**Carter Jonas**



## FIRST FLOOR FLAT, 23 PARK STREET, BATH, SOMERSET, BA1 2TE

**AN IMMACULATE TWO BEDROOM FIRST FLOOR APARTMENT WITH FAR REACHING VIEWS AND SITUATED IN ONE OF BATH'S MOST SOUGHT-AFTER AREAS. TO BE SOLD WITH NO ONWARD CHAIN.**

Entrance hall • Sitting room open plan to kitchen • Two bedrooms • Shower room • Cupboard

### DESCRIPTION

This is the most delightful apartment that fuses modern living with period features and makes the most of its southeast facing views. The communal hallway is light and bright with a unique spiral stone cantilever stair accessing all floors.

The apartment is situated on the first floor of an end-terrace Georgian building at the top of the ever-popular Park Street, close to St. James Square and Sion Hill and the approach golf course/park.

The main sitting room is a stunning room with floor to ceiling sash windows illuminating the room and pretty period architraves and picture rail. There is an inset gas fire with stone plinth as well as exposed wood floors. The kitchen is open through an archway to the living space and is fitted with granite worktops over bespoke kitchen unit joinery and integrated appliances.

There are two bedrooms, the principle of the two being a large double in size. There is a modern wet-room style shower room sitting off the entrance hall.

### 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, chemist, hairdressers, Wine Vault Pub 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:** Share of the freehold (999 years from 25 March 1981).

**Planning:** Grade II listed.

**Service Charge:** £2,000 per annum.

**Services:** All mains services are connected.

**Local Authority:** Bath and North East Somerset Council.

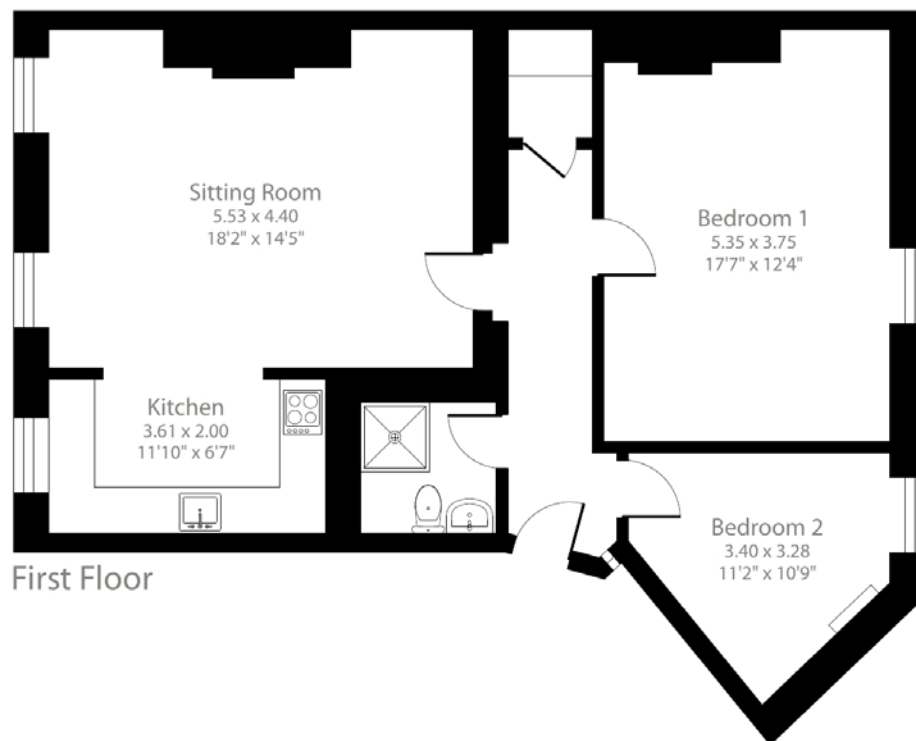
**Council Tax:** Band C

**EPC:** Band C

**Viewings:** Strictly by appointment with Carter Jonas.



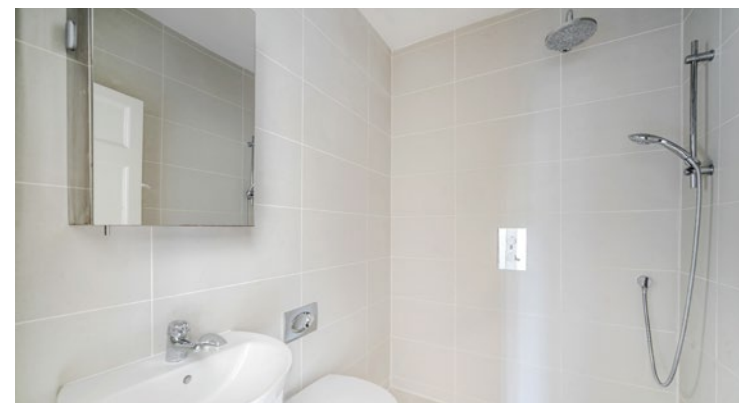




## Park Street, Bath, BA1

Approximate Area = 830 sq ft / 77.1 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). © nichecom 2025. Produced for Carter Jonas. REF: 1359299

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