



**8 CHAPEL ROW**  
Bath

**Carter Jonas**

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## TOP FLOOR MAISONETTE, 8 CHAPEL ROW, BATH, SOMERSET, BA1 1HN

Kitchen/dining room • Living room • Two bedrooms • Bathroom

### DESCRIPTION

A superb two double bedroom maisonette, offering well-proportioned accommodation in a prime and sought after Bath location.

The apartment opens to a welcoming landing with a useful built in storage cupboard. The kitchen peels off to the left and is fitted with contemporary, handleless units, a modern finish and is complemented by sleek work surfaces and an integrated oven, hob, extractor, washing machine and dishwasher, as well as sink positioned beneath a sash window, allowing for good natural light. The space is well laid out with ample storage and worktop provisions. A striking cast-iron fireplace with decorative tiling provides an attractive period focal point in what could also be used as a dining space.

The living room is wonderfully spacious with windows looking out to the north and over Queens Square. The bathroom is finished to a contemporary standard and fitted with fashionable units, including a vanity with integrated basin, storage, WC, and a curved glass shower enclosure with rainfall shower.

On the top floor are two double bedrooms. One bedroom has a generous, spacious footprint and the other is a comfortable double with particularly special views to the south of the city.

The maisonette is ideally positioned merging central Bath living with convenience, with the city's shops, cafés and transport links close at hand.

**A SUPERB TWO DOUBLE BEDROOM MAISONETTE, OFFERING WELL PROPORTIONED ACCOMMODATION IN A PRIME AND SOUGHT AFTER BATH LOCATION.**



## SITUATION

8 Chapel Row occupies a prime city-centre position just off Queen Square, an ideal location for easy access to the city's excellent range of shops, cafés and restaurants, with Milsom Street, George Street and Southgate all within a short walk. Nearby amenities include Corkage, The Scallop Shell, The Garrick's Head, The Circus Restaurant and The Francis Hotel with its own restaurant: Emberwood. Everyday conveniences such as Sainsbury's Local on Monmouth Street and a selection of independent retailers and cafés. Cultural attractions including the Roman Baths, Theatre Royal and Bath Abbey are also close at hand. Bath Spa railway station is only a 0.6 mile walk away, providing direct services via the mainline rail link to London Paddington (journey time from 76 mins), Bristol Temple Meads (journey time from 11 mins)

and the wider Southwest, while road access is convenient via the A4 and M4 (Junction 18).

## ADDITIONAL INFORMATION

**Tenure:** Leasehold, share of freehold (999 years from 25 March 1981)

**Ground Rent:** £20 per annum

**Service Charge:** £700 per annum

**Services:** All mains services are connected

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

**Council Tax:** Band C

**EPC:** Band B

**Directions:** Strictly by appointment with Carter Jonas

**Parking:** x2 central zone resident's parking permits available

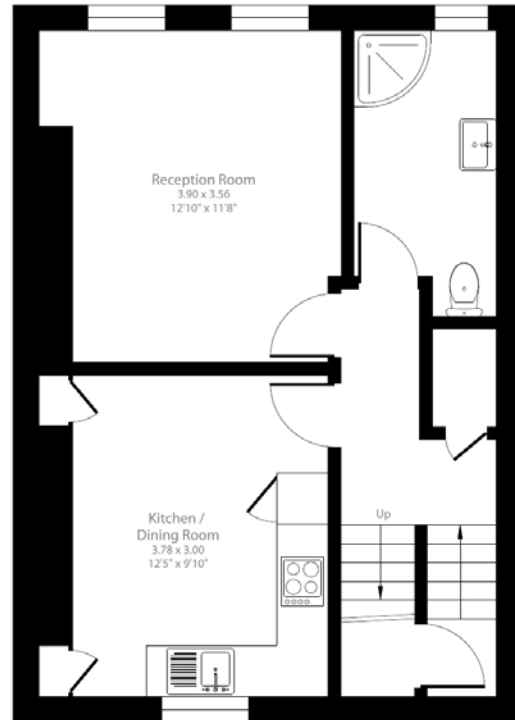




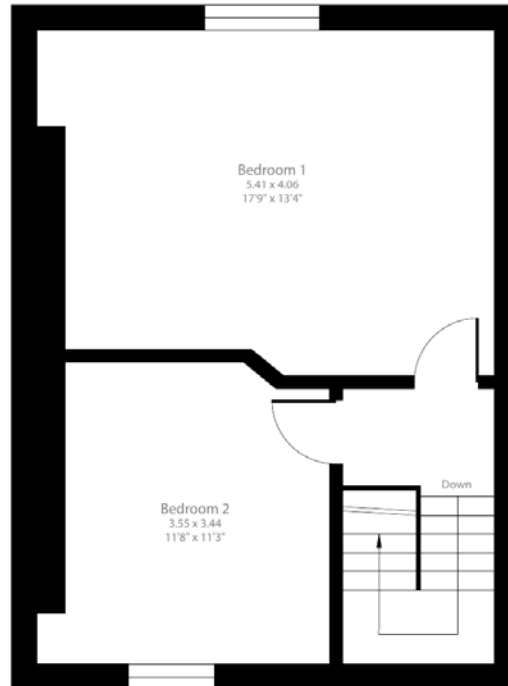
## Chapel Row, Bath, BA1

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



Second Floor



Third Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Carter Jonas. REF: 1448101



**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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