



**11 RUSSELL STREET**  
Bath

**Carter Jonas**



## FIRST FLOOR FLAT, 11 RUSSELL STREET, BATH, SOMERSET, BA1 2QF

Reception hall • Sitting room • Kitchen/breakfast room • Double bedroom • Bathroom • Wrought iron balconettes • No onward chain

### DESCRIPTION

This is a fabulous apartment, presented in excellent order throughout with light and spacious accommodation on the first floor of this handsome Grade II listed Georgian building.

Throughout the property are numerous period features to include intricate plaster work, fireplaces, and large sash windows with their wooden shutters and wrought iron balconettes. A welcoming reception hall provides access to all the rooms with wooden flooring that leads through to the kitchen/breakfast room at the front of the building. Similarly, at the front of the building is the generous living room, again with high ceilings and large sash windows. The double bedroom is at the rear of the building, and an attractive bathroom in between.

### SITUATION

The apartment is in an excellent location on Russell Street, opposite the renowned high end Queensbury Hotel with its award-winning Olive Tree restaurant. It sits at upper end of an attractive terrace of Georgian buildings, at the end of the road is the Assembly Rooms, owned by The National Trust, an iconic Georgian Bath building that hosts numerous events throughout the year as well as having the Bath Fashion Museum and coffee shop. Located between Lansdown Road, The Circus, and The Royal Crescent, this is one of the most historic and architecturally appealing areas in the city. A pedestrian walkway leads through further shops, cafes and antiques galleries to the top of Milsom Street, leading to the main shopping area of the city and all that Bath has to offer with a wide array of leisure, cultural and sporting facilities.

**A WONDERFUL, LIGHT AND SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT IN AN EXCELLENT LOCATION.**





Bath is well served by outstanding independent retailers and restaurants. Colonna and Smalls, Beckford Bottle Shop, Café Lucca, Corkage, Landrace Baker and the weekly Farmer's Market are close by, while the Olive Tree, Bath's Michelin- starred restaurant is just across the road from this wonderful apartment.

The area is renowned for its quality independent and state schooling, with St Stephens Primary, King Edwards and Prior Park College. Royal High, Kingswood to name just a few.

Transport links are excellent, with Bath Spa train station at the southern edge of the city centre – a 15-minute walk from Russell Street, with direct line to London Paddington from 76 minutes. The M4 motorway is to the north of the city and is easily reachable by car in just 15 minutes.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold, share of freehold (999 years from 24 June 1988)

**Service Charge:** £1,200 per annum

**Ground Rent:** £25 per annum

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

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

**Council Tax:** Band C

**EPC:** Band D

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



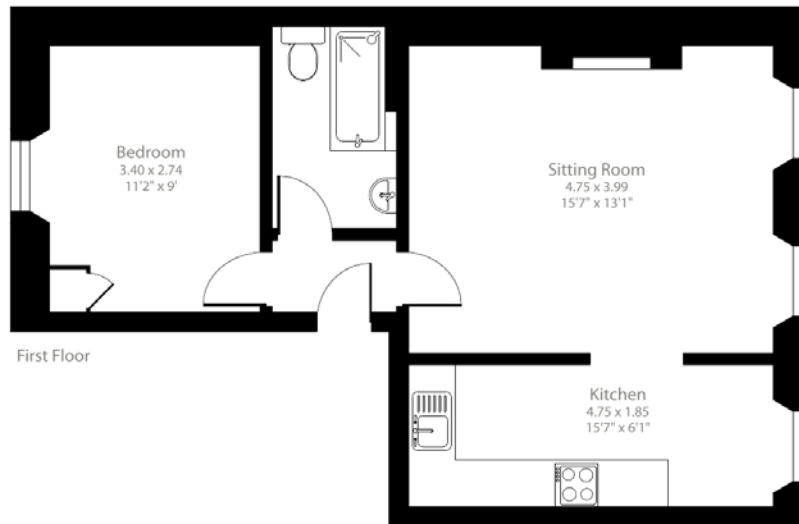




## Russell Street, Bath, BA1

Approximate Area = 486 sq ft / 45.1 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: 1336240

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