



**8 MARLBOROUGH BUILDINGS**  
Bath

Carter Jonas



## GARDEN APARTMENT, 32 MARLBOROUGH BUILDINGS, BATH, SOMERSET, BA1 2LY

Entrance hall • Drawing room • Kitchen/dining room  
• W.C. • Two bedrooms • Shower room • Bathroom •  
Family room

### DESCRIPTION

This stunning apartment occupies the ground (hall floor), lower ground and basement of this Georgian town house on the lower end of Marlborough Buildings in the centre of Georgian Bath, close to the Royal Crescent.

With close to 2,000 sq ft of accommodation there is plenty of flexible accommodation. The drawing room is light and bright with large, shuttered sash windows looking out to the Royal Crescent, lawns and park. This gorgeous room has ornate coving, an original marble fireplace, fitted cupboards and shelves. To this floor is the large entrance hall and stair to the bedrooms below. A cloakroom W.C. sits off the entrance hall.

The kitchen/dining room is a wonderful room with high ceilings and views out to the park and allotments behind. The kitchen is fitted with bespoke joinery from Plain English Kitchen, marble worktops and a tongue and groove splashback with shelving above. There is space for a range cooker and there is a Belfast sink. Central to the room is a freestanding island unit with a wood worktop allowing for a breakfast bar at the end and plenty of internal storage. The room is complimented by a marble stone fireplace and exposed oak floors.

Two large double bedrooms span the front of the lower ground floor, each with built in wardrobes. There is a washroom adjacent to each bedroom, one being a bathroom the other a shower room.

**AN ELEGANT, BEAUTIFULLY APPOINTED APARTMENT SET OVER THREE FLOORS OF A STUNNING GRADE II LISTED GEORGIAN TOWNHOUSE ON MARLBOROUGH BUILDINGS.**











To the basement floor is the spacious family room, having its own access to the exterior stairs to the front. This room is a large space with plenty of room for working from home, or as a home gym/yoga studio/cinema/lounge room or simply as further reception space. Parking is by permit parking on street.

### SITUATION

Marlborough Buildings is one of Bath's most prestigious addresses, forming a magnificent Georgian terrace adjacent to the world-famous Royal Crescent. The location enjoys uninterrupted westerly views over Royal Victoria Park and offers immediate access to its open green spaces, tennis courts, and children's play areas. Residents benefit from a short, scenic walk into Bath city centre, with Bath Spa railway station just over a mile away - providing direct services to London Paddington from 76 minutes, and to Bristol Temple Meads from 11 minutes.

Local amenities are abundant and include independent shops, cafés, and restaurants in nearby St James's Square, Julian Road, and Margaret's Buildings. The Marlborough Tavern and the Bath Priory Hotel offer excellent dining and spa facilities within walking distance. The area is well-served by both state and independent schools, including Royal High School, Kingswood School.

### ADDITIONAL INFORMATION

**Tenure:** Share of freehold (999 years from 1984) holiday lets are not permitted.

**Planning:** The property is listed Grade II.

**Service Charge:** £3,000 per annum

**Ground Rent:** £5 per annum

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

**Council Tax:** Band E

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

**EPC:** Band D

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







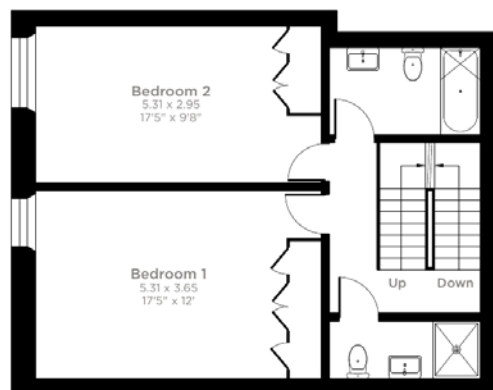




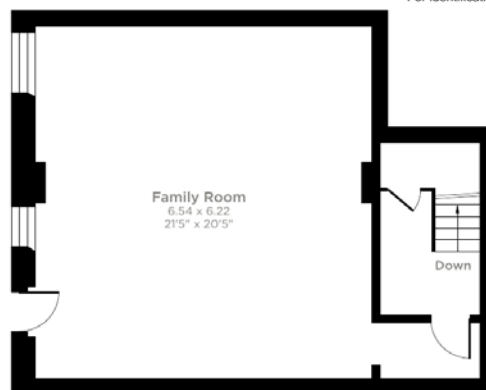
## Marlborough Buildings, Bath, BA1

Approximate Area = 1935 sq ft / 179.7 sq m

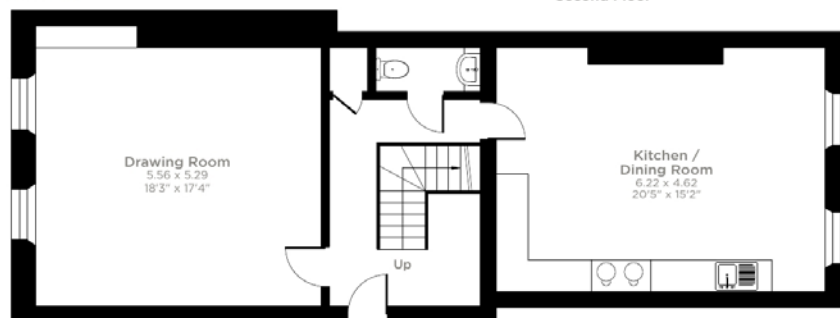
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First Floor



Second Floor



Ground Floor



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: 1372539



**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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