



ARLINGTON HOUSE, BATH STREET, BATH, BA1 1QN
£2,250 per month*

Carter Jonas

FLAT 16, ARLINGTON HOUSE, BATH STREET, BATH, SOMERSET, BA1

- Two bedrooms
- Two bathrooms
- Open plan Kitchen/living room
- Recent conversion

LOCATION

Arlington House is an exclusive development of 38 prestigious apartments, newly renovated and finished to exacting standards in the heart of Bath.

Set on Stall Street with views over the Abbey and the Cathedral.

THE PROPERTY

We are pleased to offer no. 16 which is on the second floor, has two bedrooms, two bathrooms and a wonderful open plan living/dining room/kitchen and has been finished to exacting standards to include high quality integrated kitchens, quartz stone worktops and branded appliances. The apartment also benefits from generous bathrooms with high pressure rain head showers and beautiful herringbone laid honey oak effect flooring throughout the living space and bathrooms, with soft grey carpets to the bedrooms. Future proofed for generations to come, the property further benefits from an integral MVHR fresh air flow system, new double-glazed timber sash windows and 'smart' heating, allowing the resident to actively control their heating requirements from anywhere. Hyperoptic Broadband is hardwired to each apartment allowing unparalleled internet connectivity of up to 500mb. You would also have access to a MySmartBox postal solution within the lobby, which includes video linked access control to all properties, affording maximum convenience and security to these very special homes. Council Tax Band D. EPC Band D. Offered unfurnished.

Regret no parking permit available with this property.

A modern two bedroom, two bathroom contemporary apartment in the centre of Bath City Centre offering modern open-plan living.



One week's rent as holding deposit = £519.23 deducted from first month's rent) Five weeks' deposit = £2596.15

Available on 20th October, or earlier by arrangement.

PLEASE NOTE NO. 16 FLOORPLAN SHOWS GREEN ON THE ATTACHED PLAN, BOTTOM RIGHT HAND CORNER.

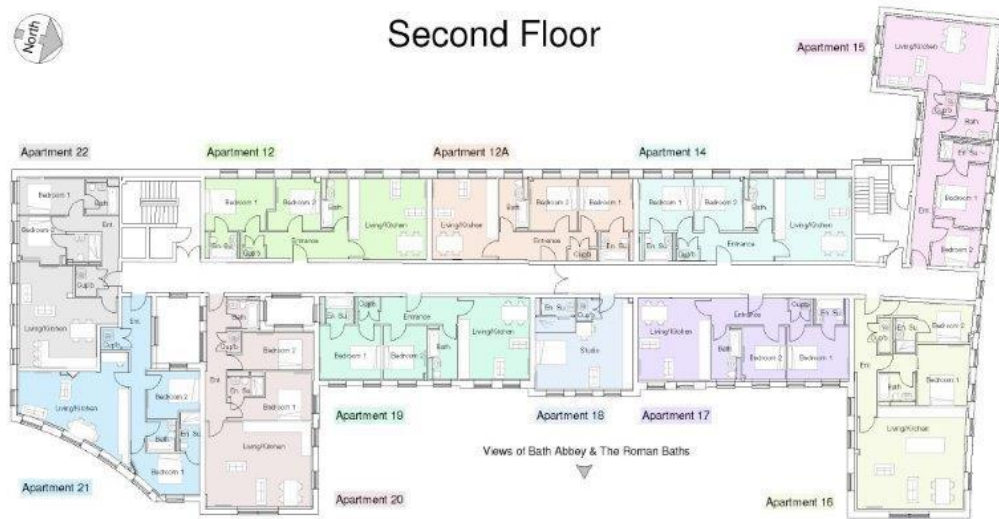
ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	- Council Tax Band D
Directions	





Second Floor



Second Floor

Apartment 12 67 sq ft Living/Kitchen: 4.7m x 4.5m Bedroom 1: 4.3m x 3.2m Bedroom 2: 3.5m x 3.2m Bathroom: 1.6m x 2.2m En Suite: 2.0m x 1.6m Entrance: 6.5m x 1.6m	Apartment 14 66 sq ft Living/Kitchen: 4.7m x 5.3m Bedroom 1: 3.3m x 3.2m Bedroom 2: 2.8m x 3.2m Bathroom: 1.8m x 2.2m En Suite: 2.8m x 1.7m Entrance: 6.8m x 1.7m	Apartment 16 81 sq ft Living/Kitchen: 5.2m x 5.5m Bedroom 1: 3.9m x 3.7m Bedroom 2: 2.8m x 3.4m Bathroom: 2.0m x 2.2m En Suite: 2.7m x 1.8m Entrance: 7.2m x 1.3m	Apartment 18 20 sq ft Study: 4.0m x 5.0m En Suite: 2.3m x 1.7m	Apartment 20 77 sq ft Living/Kitchen: 5.2m x 5.5m Bedroom 1: 3.9m x 3.7m Bedroom 2: 2.8m x 3.4m Bathroom: 2.0m x 2.2m En Suite: 2.7m x 1.8m Entrance: 7.2m x 1.3m	Apartment 22 67 sq ft Living/Kitchen: 5.2m x 5.5m Bedroom 1: 3.9m x 3.7m Bedroom 2: 2.8m x 3.4m Bathroom: 2.0m x 2.2m En Suite: 2.7m x 1.8m Entrance: 7.2m x 1.3m
Apartment 12A 62 sq ft Living/Kitchen: 4.0m x 5.0m Bedroom 1: 3.3m x 3.2m Bedroom 2: 2.8m x 3.2m Bathroom: 1.8m x 2.2m En Suite: 2.0m x 1.6m Entrance: 6.5m x 1.6m	Apartment 19 76 sq ft Living/Kitchen: 4.3m x 7.1m Bedroom 1: 3.8m x 3.8m Bedroom 2: 2.8m x 3.8m Bathroom: 2.4m x 1.7m En Suite: 1.3m x 1.7m Entrance: 10.2m x 1.7m	Apartment 17 81 sq ft Living/Kitchen: 5.4m x 5.0m Bedroom 1: 3.8m x 3.2m Bedroom 2: 2.8m x 3.2m Bathroom: 1.8m x 2.2m En Suite: 1.7m x 1.6m Entrance: 5.4m x 1.6m	Apartment 19 65 sq ft Living/Kitchen: 4.5m x 5.0m Bedroom 1: 3.9m x 3.2m Bedroom 2: 2.7m x 3.5m Bathroom: 1.9m x 1.5m En Suite: 1.3m x 1.7m Entrance: 6.1m x 1.7m	Apartment 21 76 sq ft Living/Kitchen: 5.8m x 4.8m Bedroom 1: 4.2m x 3.2m Bedroom 2: 3.8m x 3.8m Bathroom: 1.7m x 1.9m En Suite: 1.2m x 1.4m Entrance: 1.7m x 1.0m	

Approximate floor area and room dimensions based on design drawings for marketing purpose only. As-built survey to bring further degree of accuracy to this information where required



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-58) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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IMPORTANT INFORMATION

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