



FLAT 1, 21 VINEYARDS
Bath

Carter Jonas

FLAT 1, 21 VINEYARDS, BATH, SOMERSET, BA1 5NA

A UNIQUE AND CENTRAL GRADE II LISTED MAISONETTE PERFECT FOR INVESTMENT OR HOLIDAY LETS.

- Bath City Centre 0.5 miles
- Bath Spa Railway Station 0.7 miles (London Paddington from 76 minutes and Bristol Temple Meads from 11 minutes)

Reception hall • Kitchen • Two reception rooms • Two bedrooms • Bathroom • Vault storage • W.C.

DESCRIPTION

A lovely two-bedroom split-level maisonette with a private entrance, located on Vineyards, a short walk to Bath City Centre. Entering on the ground floor, you will find the kitchen on your left-hand side; which offers a mixture of wall and base units, sink, integrated oven and hob, an extractor hood, and space for a washing machine and under-counter fridge. The shower room with a low-level WC and hand basin is also on this level.

A central staircase leads to the first floor, where there is a double bedroom with built-in storage, as well as a second bedroom. The basement level, accessed on the central staircase, offers two separate reception rooms on either side of the staircase, offering versatile space. There is also 'The Vault' which is a low-ceilinged storage area, as well as a WC room within.

SITUATION

The property is in an excellent central Bath position, within one of the most historic and architecturally renowned Georgian areas in Bath just around the corner from The Assembly Rooms, The Circus and Royal Crescent. The city centre is directly on your doorstep with an amazing array of shopping, restaurants, bars, cafes, museums, galleries, classic historic architecture and Waitrose is approximately 100 metres along the road. There are excellent communications and approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (from 76 minutes).



ADDITIONAL INFORMATION

Tenure: Share of freehold (999 years from 29th September 2001) holiday lets are permitted.

Service Charge: No annual service charge - property forms part of the freehold with one other property, so any works/insurance are split on a 50/50 basis when required.

Ground Rent: £90 per annum

Services: Mains electricity, water and drainage.

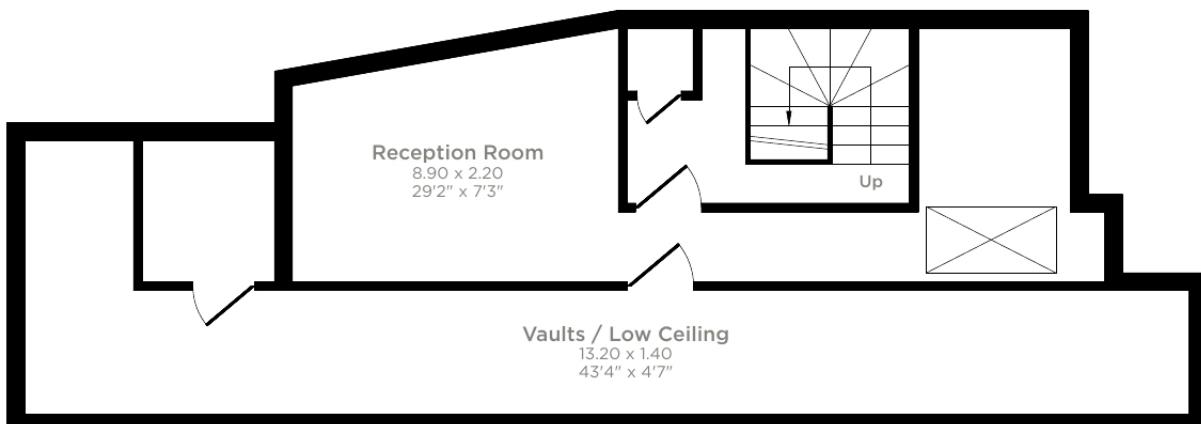
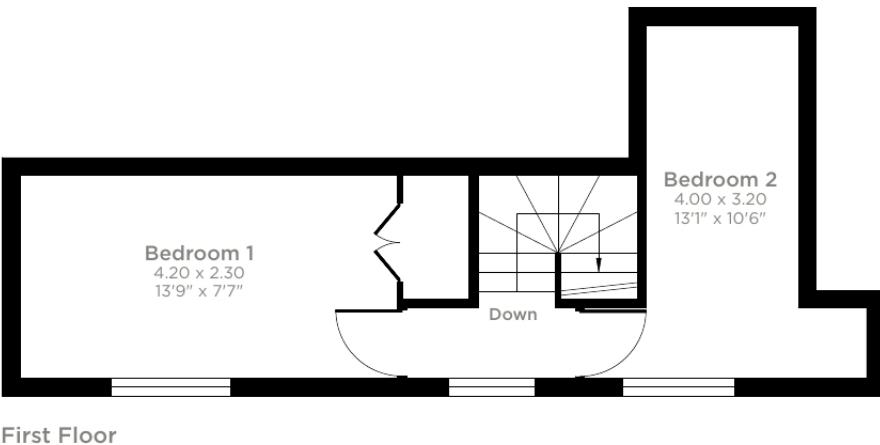
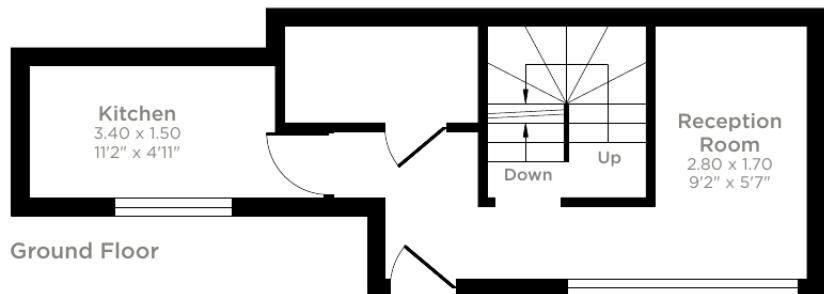
Council Tax: Band C

Local Authority: Bath and North East Somerset Council.

EPC: Band F

Viewings: Strictly by appointment with Carter Jonas.





This floor plan was constructed using measurements provided to @nichescom 2025 by a third party.
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