



5 HENRIETTA STREET
Bath

Carter Jonas

FIRST FLOOR FLAT, 5 HENRIETTA STREET, BATH, SOMERSET, BA2 6LL

**KITCHEN • OPEN PLAN DINING/LIVING ROOM • TWO
BEDROOMS • SHOWER ROOM • CITY CENTRE**

DESCRIPTION

A stylish two-bedroom, first floor apartment set within a Grade 1 listed Georgian terrace on the historic and ever-popular Henrietta Street. Enjoying a wonderful first floor position, it boasts grand proportions and a wealth of period features. The main living room is spacious with beautiful sash windows, an ornate fireplace and exposed floorboards. This opens through to the modern and well-equipped kitchen with granite work tops and fitted appliances. There is room in the kitchen for a table and chairs to create a dining area by the front of the window looking down the street to the pretty Laura Fountain. Off the reception hall are two bedrooms with views to the rear of the building and the large shower room that has a generous storage loft above.

This property is vacant and being sold with no onward chain.

SITUATION

The property sits in an enviable location on Henrietta Street, a quiet road opposite Henrietta Park and leading directly into Laura Place with its central fountain and giving direct and level access to the city centre with its excellent shopping, leisure, and cultural facilities. The far side of Laura Place is the Bath Recreation Ground, home to Bath premier league rugby team as well as the leisure centre and open green space. A short distance away is the Holburne Art museum with its café, set within Sydney Gardens and giving direct access to the Kennet and Avon Canal for excellent walking and cycling. Schooling in Bath is excellent and nearby is Widcombe Primary School, The Paragon School, King Edwards, Beechen Cliff and Hayesfield Girls School.

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





ADDITIONAL INFORMATION

Tenure: Long Leasehold (remainder of 999 years)

Planning: Listed Grade 1

Services: All mains services are connected.

Service charge: £1,217 charged bi-annually

Ground Rent: £25 per annum

Local Authority: Bath and North East Somerset Council

Council Tax: Band D

EPC: Band D

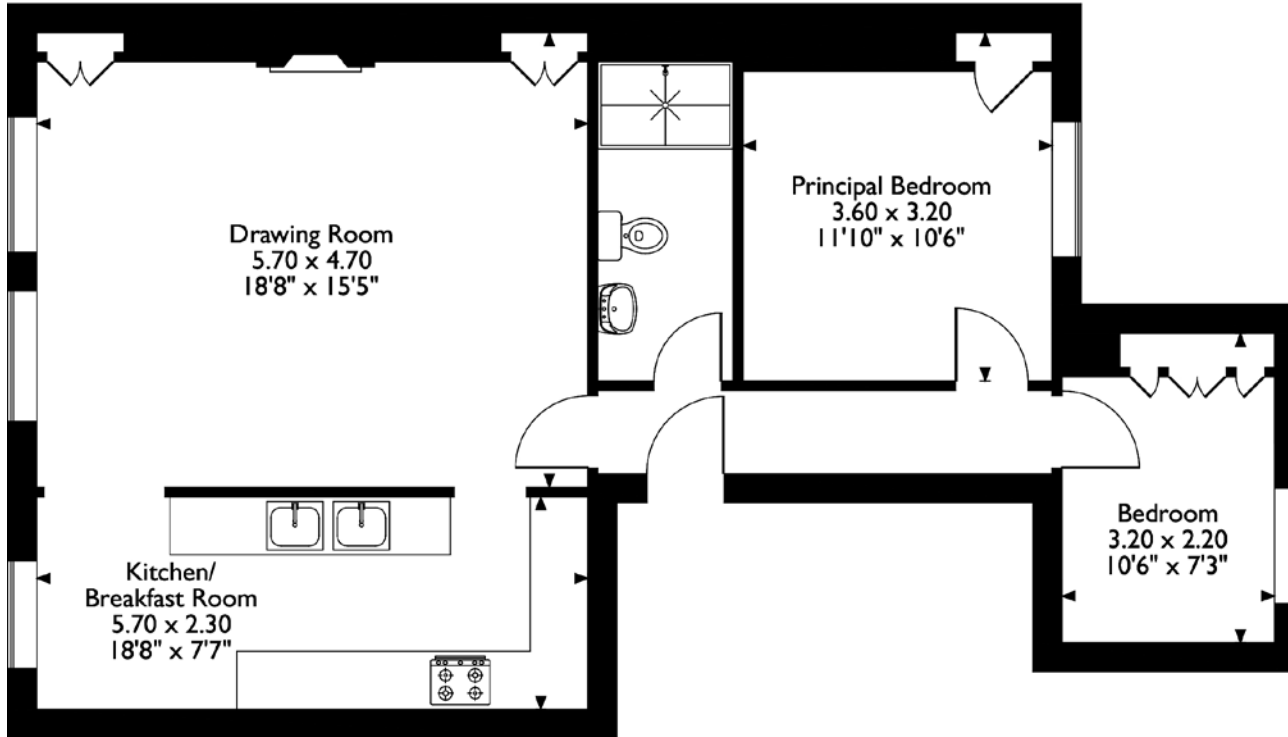
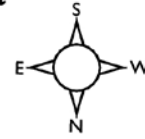
Viewing: Strictly by appointment with Carter Jonas





First Floor Flat, 5 Henrietta Street, Bath, Somerset

Approximate Gross Internal Area 69 Sq M/738 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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