



9 SYDNEY PLACE
Bath

Carter Jonas

BASEMENT FLAT, 9 SYDNEY PLACE, BATH, SOMERSET, BA2 6NF

A DELIGHTFUL TWO-BEDROOM COURTYARD APARTMENT SITUATED ON THE SOUGHT AFTER ADDRESS OF SYDNEY PLACE CLOSE TO GREAT PULTENEY STREET AND SYDNEY GARDENS.

Front and rear courtyards • Sitting/dining room • Kitchen • Utility • Bathroom • Two bedrooms • Vaults to front and rear

DESCRIPTION

This lovely apartment is situated close to the centre of Bath and only a short distance to Sydney Gardens, Henrietta Park and Great Pulteney Street round the corner.

The apartment is accessed from stone steps from the front and benefits from having its own entrance. This front courtyard is yours as well as the rear courtyard. The main living room is spacious and has room also for dining. The kitchen sits off to the side of the living room and connects with a utility room which in turn gives access to the rear courtyard and vaulted storage. The kitchen is fitted with wood block worktops and integrated induction hob and oven underneath. There is plenty of kitchen and utility storage too. The bathroom has bath with shower over and integrated vanity unit, WC and sink.

The apartment has masonite flooring throughout and is heated by a gas boiler and radiators. There are two excellent size bedrooms that look out to the front courtyard. You also benefit greatly from the use of the two vaults to the front of the house accessed from the front courtyard.

SITUATION

This is a truly excellent position in Bath. It is next to Sydney Gardens, The Holburne Museum with its acclaimed café, The Kennet and Avon Canal and tow path, and the historic St. Mary's of Bathwick Church. Being a short level stroll into the centre of Bath at the other end of Great Pulteney Street, is a delightful feature.



"The Rec", home to Bath Rugby is 500 metres away and excellent shopping, cultural and leisure facilities are on your doorstep. Access to major transport links is equally easy with Bath Spa railway station providing a fast route to London Paddington and the A4/M4/A36 are near at hand. Excellent schooling is close by, the nearest being King Edwards School, St Mary's, Bathwick Primary School, The Paragon and Prior Park.

Sydney Gardens has recently undergone a refurbishment from a lottery grant to improve and upkeep the tennis courts, beautiful grounds with direct access to the canal path, which make it a unique heritage asset.

ADDITIONAL INFORMATION

Tenure: Leasehold, share of freehold (999 years from 25 December 1985)

Planning: Grade I listed

Services: All mains services are connected

Ground Rent: £25 per annum

Service Charge: £2,952 per annum

Local Authority: Bath and North East Somerset Council

Council Tax: Band C

EPC: Band C

Viewings: Strictly by appointment with Carter Jonas

Parking: On-street permit parking.





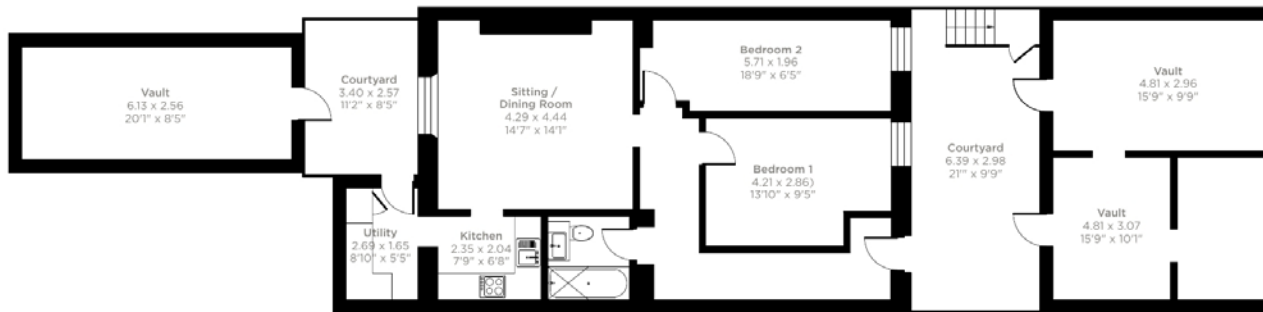
Sydney Place, Bath, BA2

Approximate Area = 760 sq ft / 70.6 sq m

Outbuildings = 497 sq ft / 46.1 sq m

Total = 1257 sq ft / 116.7 sq m

For identification only - Not to scale



Ground Floor



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Carter Jonas. REF: 1441165

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