



4 MARLBOROUGH STREET
Bath

Carter Jonas

4 MARLBOROUGH STREET, BATH, SOMERSET, BA1 2TX

DESCRIPTION

Currently arranged as three apartments, two of which are maisonettes. Planning for conversion to a whole townhouse single residence could be sought. Vacant possession upon completion. Further information including current rental incomes available on request.

Lower ground floor: One bedroom studio apartment, comprising bedroom/living room · Separate kitchen · Shower room · Two vaults

Ground floor and first floor: Two bedroom maisonette with large living room · Kitchen · Bathroom · Access to rear garden

Second and third floor: Two/three bedroom maisonette with large living/dining room · Kitchen · Bathroom · Store

SITUATION

The property is situated in one of Bath's finest locations with many local amenities nearby at St James's Street, which offers a variety of shops including a newsagent, chemist, hairdressers, wine bar as well as a nearby florists and greengrocers.

Also close to St James's Square is Royal Victoria Park and its famous botanical gardens.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports, and shopping facilities along with a mainline rail link to London Paddington (journey time from 76 mins) and Bristol Temple Meads (journey time from 11 mins). Junction 18 of the M4 is approximately 11 miles north.

AN OPPORTUNITY TO PURCHASE A GRADE II LISTED CENTRAL GEORGIAN FREEHOLD PROPERTY IN THE SOUGHT-AFTER LOCATION OF MARLBOROUGH STREET, CLOSE TO ST. JAMES'S SQUARE AND THE ROYAL CRESCENT.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: Electricity, water and drainage are connected

Planning: Grade II Listed. Completed 1790 by John Palmer, built by William Hewlett.

Local Authority: Bath and North East Somerset Council

Council Tax Bands: Lower ground floor flat - B

Ground and first floor maisonette - C

Second and third floor maisonette - C

EPC Bands: Lower ground floor flat - D

Ground and first floor maisonette - D

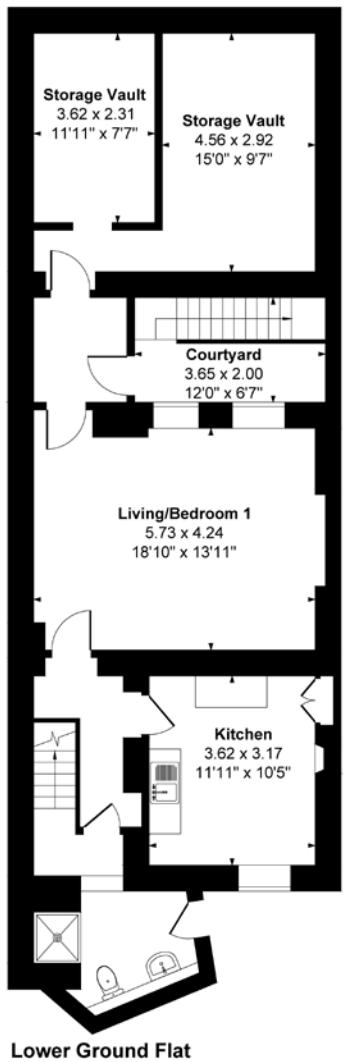
Second and third floor maisonette - D

Viewing: Strictly by appointment with Carter Jonas.



Marlborough Street, Lansdown, Bath BA1

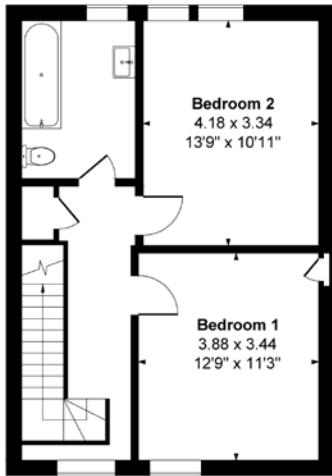
Approximate Gross Internal Area
Main House = 298 sq m (3203 sq ft)



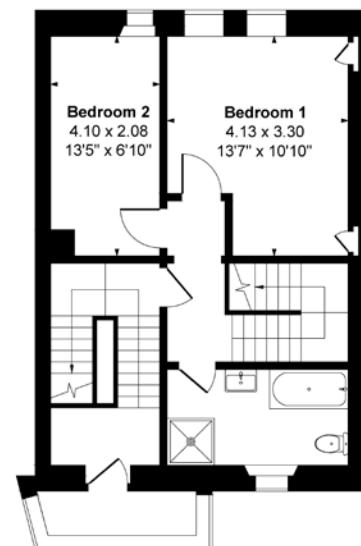
Lower Ground Flat



Ground And First Floor Maisondieu



Third Floor



First Floor



Second Floor

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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Offices throughout the UK

IMPORTANT INFORMATION

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