



**11 QUEENS PARADE**  
Bath

**Carter Jonas**

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## GARDEN APARTMENT, 11 QUEENS PARADE, BATH, SOMERSET, BA1 2NJ

Entrance hall • Kitchen/Living room/Dining room • Cloakroom • Master bedroom with en suite shower room • Bedrooms two and three • Family bathroom • Vaulted study • Storage vault • Large private lawned garden with further terraced patio area • Courtyard

### DESCRIPTION

Occupying the lower two floors of an elegant Georgian townhouse, this beautifully presented apartment is attributed to John Wood the Younger and dates from around 1770. Accessed via the impressive main front door and communal entrance hall, a short flight of stairs leads down to the property's private entrance on the garden level.

Inside, the accommodation is generous and well arranged, with a lovely sense of scale and light throughout. The heart of the home is the superb open plan kitchen/living/dining room, an elegant space with an open fireplace, working shutters and a wonderful westerly outlook over the private lawned garden and terrace. Adjacent is the well-designed kitchen with an island unit which has an integrated sink and boiling water tap. The kitchen is fitted with an AGA and there is space for a freestanding American fridge/freezer and there is direct access to the garden.

The master bedroom sits at the front of the property and features original shutters, fitted wardrobes and a smart en suite shower room.

On the lower ground floor are two further double bedrooms, each with outlooks to the lower courtyard and sharing the family bathroom. The third bedroom leads directly out to the lower courtyard garden. This level also includes a useful study and a storage vaults, the storage vault has planning permission to turn into a bedroom/study, with more light and improved ventilation.

## AN EXCELLENT THREE BEDROOM GRADE II LISTED GEORGIAN GARDEN APARTMENT, SITUATED CLOSE TO QUEEN SQUARE AND ROYAL VICTORIA PARK





A practical utility lobby is accessed from the main hall and provides an external route to the front of the building, linking through to the stone steps that rise to street level.

The private rear garden is a particular highlight. Enjoying a sunny westerly aspect, it offers a tranquil green space to enjoy. Landscaped with a neat lawn and a generous raised terrace, it is enclosed by a combination of natural screening and mostly walled boundaries, making it ideal for both families and pets. There is planning permission to build a "garden room" outside the back door into the garden.

#### SITUATION

Queens Parade holds a sought-after central position on the north-west side of Queen Square, set back behind an attractive green. Despite its peaceful setting, the property is moments from the shops, restaurants, galleries and amenities for which Bath is renowned.

Royal Victoria Park sits just behind the terrace, providing wonderful open space, botanical gardens and leisure facilities. Bath itself is a World Heritage City celebrated for its Georgian architecture, Roman heritage and vibrant cultural scene. 5 minutes' walk from Royal Crescent, the Theatre Royal and Waitrose/Sainsburys.

Transport connections are excellent, with a mainline rail service to London Paddington (from 76 minutes) and Bristol Temple Meads (from 11 minutes). Junction 18 of the M4 lies roughly 10 miles to the north.

#### ADDITIONAL INFORMATION

**Tenure:** Leasehold, share of freehold (999 years from 25 March 1981).

**Planning:** The property is Grade II listed.

**Service Charge:** £2,520 per annum

**Ground Rent:** £20 per annum

**Services:** All mains services are connected.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band D

**EPC:** Band E

**Parking:** A central zone parking permit is available to residents.

**Viewings:** Strictly by appointment with Carter Jonas.





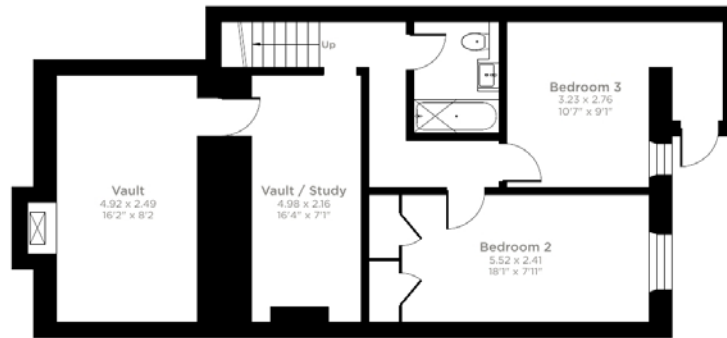
## Queens Parade, Bath, BA1

Approximate Area = 1633 sq ft / 151.7 sq m

For identification only - Not to scale



Ground Floor



Lower Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Carter Jonas. REF: 1431915



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