



**FLAT 2, 2 HARINGTON PLACE**  
Bath

Carter Jonas

## FLAT 2, 2 HARINGTON PLACE, BATH, SOMERSET, BA1 1HF

Entrance hall • Sitting room/dining room • Kitchen •  
Bedroom • Shower room

### DESCRIPTION

This is a delightful first floor apartment that has been completely refurbished and restored. The apartment has bespoke joinery and re-instated period features to bring back the Georgian aesthetics. The communal hallway is light and bright and you step out the front door onto Harington Place: a quiet haven away from the bustling streets of central Bath.

The sitting room/dining room is a stunning room with sash windows illuminating the room and pretty period architraves and dado rail.

The kitchen is through an open doorway to the sitting room and is fitted with worktops over bespoke kitchen unit joinery and integrated hob and oven, a large sash window gives this room a feeling of light and space.

The bedroom looks out to the side of the property and is a large double in size. The bedroom has a built in wardrobe and wood panelled walls. There is a modern shower room sitting off the entrance hall with brass tap and stone bowl sink. The property is heated by brand new efficient electric heaters.

### SITUATION

The location is excellent, being just off the renowned Queen Square and Queen Street in the centre of the city, surrounded by excellent cultural, shopping and leisure facilities.

AN IMMACULATE, NEWLY REFURBISHED ONE BEDROOM FIRST FLOOR APARTMENT SITUATED IN THE CENTRE OF THE BEAUTIFUL GEORGIAN CITY OF BATH.



Bath is a World Heritage City, famous for its historical roots, Georgian architecture, and its appealing quality of life. It has highly regarded educational facilities and is served with excellent road and rail access to London and Bristol as well as having Bristol International Airport in under 45 minutes' drive away. The historic Theatre Royal is nearby and offers a wonderfully varied programme of top-quality entertainment all year round, with many productions coming directly from or to London's West End. Queen Square hosts the annual Bath Boules Festival and visiting markets and is a very popular place to sit and enjoy a picnic lunch in the sunshine.

The 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.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (150 years from 2025)

**Planning:** Grade II listed

**Services:** Mains water and electricity

**Ground Rent:** N/a

**Service Charge:** £1,118.50 per annum

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

**Council Tax:** Band C

**EPC:** Band E

**Viewing:** Strictly by appointment with Carter Jonas

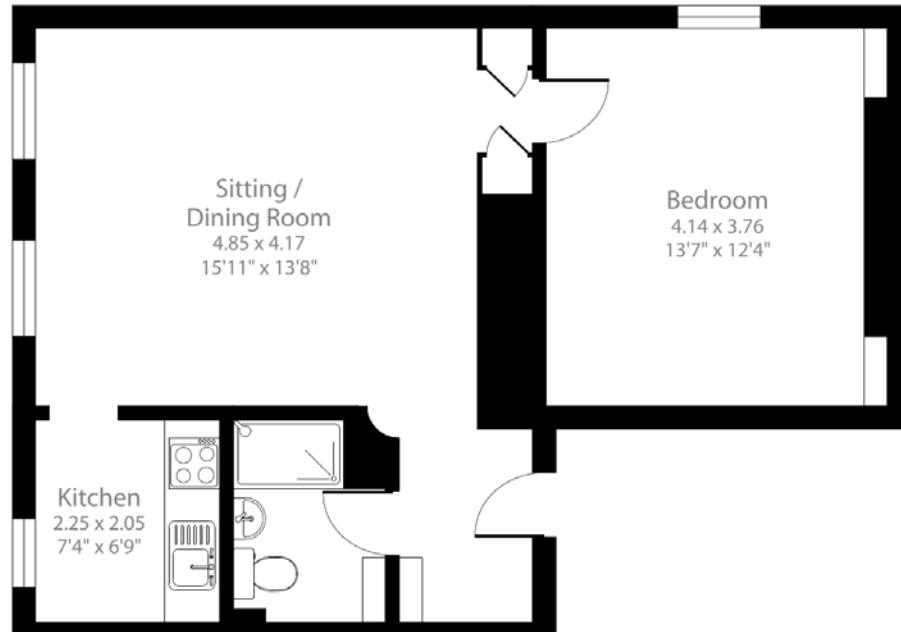




## Harington Place, Bath, BA1

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



First Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Carter Jonas. REF: 1387020

**Bath 01225 747250**

bath@carterjonas.co.uk  
5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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