



**37 GREEN PARK**

Bath

**Carter Jonas**

## FLAT 3, 37 GREEN PARK, BATH, SOMERSET, BA1 1HZ

## A CHARMING ONE-BEDROOM, SECOND-FLOOR APARTMENT IN A DESIRABLE CITY CENTRE LOCATION OVERLOOKING GREEN PARK.

Entrance hall • Sitting/Dining room • Kitchen • Bedroom  
• Shower room • Ancillary mezzanine office

### DESCRIPTION

This is a charming Grade II listed city centre apartment with spacious accommodation overlooking Green Park.

The communal entrance is incredibly well maintained with a superb, exposed stone cantilever staircase and tasteful finish. Rising to the mezzanine, the apartment uniquely enjoys sole use of a bright study before approaching the flat entrance.

The bedroom sits off to the side of the hallway and is stylish with wooden flooring as well as a feature cast iron fireplace. The shower room is conveniently positioned by a useful storage area, providing ample space for household essentials.

The sitting room is attractive with modern panelling as well as two Georgian sash windows providing an abundance of light and creating an impressive living and dining space. The generous proportions of the room offer space for hosting with sash windows exposing views over Green Park. The natural light enhances the contemporary décor blending period features and modern touches. The kitchen is fitted with granite work tops and place for appliances. To the front of the kitchen there is a designated area with seating suitable for a bar stool or individual dining, positioned adjacent to a window with a park outlook.

### SITUATION

The property is located in one of Bath's prime central locations within flat walking distance of the centre which hosts excellent culture, shopping, and leisure facilities.





To the rear is Green Park Station originally opened in the 1870's now housing Sainsburys supermarket and numerous independent shops and food outlets as well as a bar and al fresco pizza dining.

Bath is a World Heritage City, famous for its historical roots and Georgian architecture. 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. 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 (999 years from 24 June 1978)

**Service Charge:** £720 per annum

**Ground Rent:** £10 per annum

**Services:** All mains services are connected

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

**Council Tax:** Band B

**EPC:** Band D

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







## Green Park, Bath, BA1

Approximate Area = 705 sq ft / 65.5 sq m

Office = 59 sq ft / 5.5 sq m

Total = 764 sq ft / 71 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). © n/checom 2026. Produced for Carter Jonas. REF: 1409244



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