



FLAT 11, 18 HENRIETTA STREET
Bath

Carter Jonas

FLAT 11, 18 HENRIETTA STREET, BATH, SOMERSET, BA2 6LW

Hall • Living/dining room • Kitchen • Shower room • Two bedrooms

DESCRIPTION

Spanning the top floor, front to back of this gorgeous Georgian townhouse is this lovely two bedroom apartment on Henrietta Street. With a modern fitted kitchen and spacious living room to one end of the property and two double bedrooms looking out to the rear. There is built in storage in both bedrooms. There is a skylight to the shower room and also to the hall, making this flat nice and light and airy.

The main living room has plenty of space for dining and has a nice view to Henrietta Park just over the road.

This property is vacant and being sold with no onward chain.

SITUATION

The property sits in an enviable location on Henrietta Street, a quiet road opposite Henrietta Park and leading directly into Laura Place with its central fountain and giving direct and level access to the city centre with its excellent shopping, leisure, and cultural facilities. The far side of Laura Place is the Bath Recreation Ground, home to Bath premier league rugby team as well as the leisure centre and open green space.

A short distance away is the Holburne Art museum with its café, set within Sydney Gardens and giving direct access to the Kennet and Avon Canal for excellent walking and cycling. Schooling in Bath is excellent and nearby is Widcombe Primary School, The Paragon School, King Edwards, Beechen Cliff and Hayesfield Girls School.

A SPACIOUS, TWO BEDROOM TOP FLOOR APARTMENT SITUATED IN THE HIGHLY SOUGHT AFTER HENRIETTA STREET IN THE CENTRE OF BATH, CLOSE TO HENRIETTA PARK AND GREAT PULTENEY STREET. TO BE SOLD WITH NO ONWARD CHAIN.



ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from 1st January 1976).

Planning: Listed Grade I.

Services: All mains services are connected. No radiators or heating in the property.

Service Charge: £1,450 per annum.

Ground Rent: £15 per annum.

Local Authority: Bath and North East Somerset Council.

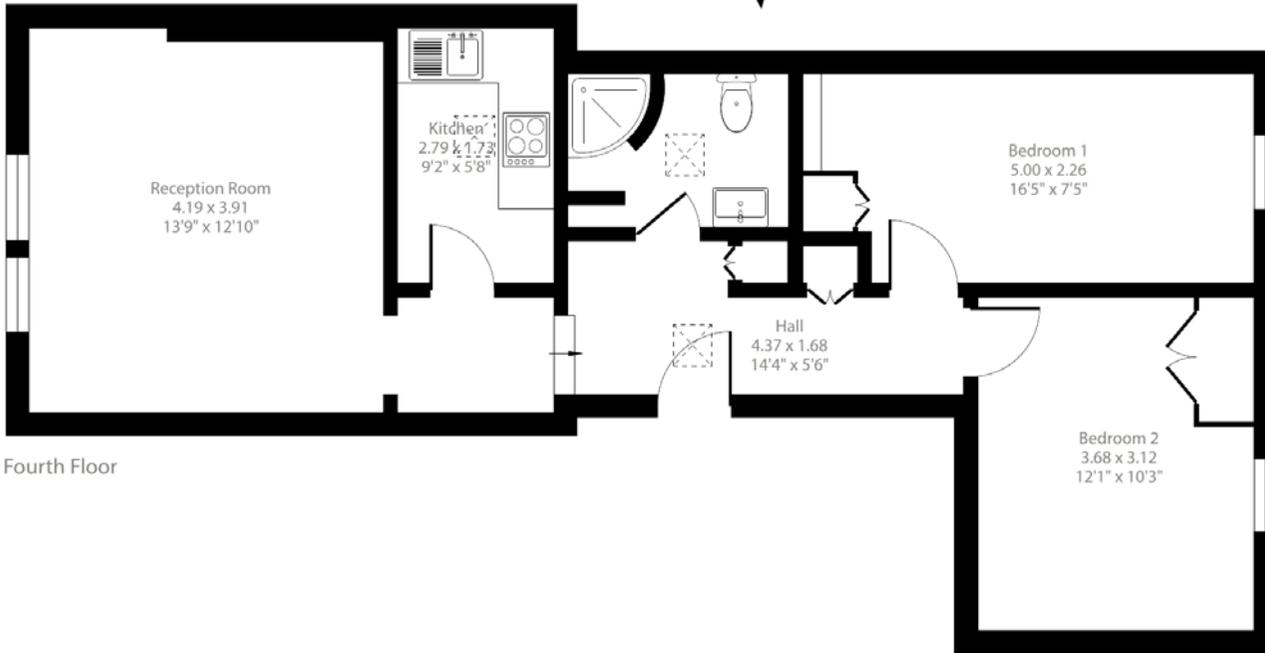
Council Tax: Band D

EPC: Band F

Viewing: Strictly by appointment with Carter Jonas.



Henrietta Street, BA2
Approximate Area = 639 sq ft / 59.4 sq m
For identification only - Not to scale



Fourth Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1206662

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