



**33 ST. JAMES'S SQUARE**

Bath

**Carter Jonas**

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## **GARDEN APARTMENT, 33 ST. JAMES'S SQUARE, BATH, SOMERSET, BA1 2TT**

**A LOVELY AND SUBSTANTIAL GARDEN MAISONETTE SITUATED ON ONE OF BATH'S MOST SOUGHT-AFTER SQUARES. NO ONWARD CHAIN.**

Entrance hall • Living/dining room • Kitchen/breakfast room • Utility room • W.C • Two bedrooms • Bathroom • Shower room • Store room/internal vaults

### **DESCRIPTION**

This is a charming two bedroom apartment in an excellent spot in St. James's Square close to The Royal Crescent. The property has a generous sized main reception room that doubles as a living room/dining room, with a marble surround fireplace, dado rail and sash windows looking out to the Square.

The high ceilinged kitchen sits to the back of the house and looks to the garden behind. There are fitted units with a range cooker and space for fridge/freezer. There is a utility room and W.C on this floor too and access to the garden is through this room.

Downstairs are two large double bedrooms, one of which has a large en suite bathroom with separate bath and shower. There is a family shower room central to the hall.

Unusually and certainly beneficial to the apartment is a large internal vault that could provide more living space, a bedroom or family games/hobby room. It has windows to the front and has been partitioned off at the back to provide a storeroom. This is a fantastic space that could be made to work for any use.

The walled garden to the rear is mainly laid to patio but could be returned to lawn should one wish, it has a variety of mature shrubs and herbs growing alongside an attractive tree.



## SITUATION

St. James's Square is the prime Georgian Square in Bath and has excellent local amenities of a popular deli, award winning gastropub, chemist, florist, organic green grocers, hairdressers and supermarket. 5-star gym and spa facilities are available at the nearby Royal Crescent and Priory Hotels. Bath city centre is a short walk away with its excellent shopping, cultural, leisure and sporting facilities as well as Bath Spa Railway Station with main line access to Bristol Temple Meads (from 11 minutes) and London Paddington (from 76 minutes).

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (999 years from 25 March 1981)

**Service Charge:** £3,600 per annum

**Ground Rent:** £25 per annum

**Planning:** Grade I Listed

**Services:** All mains services are connected

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

**Council Tax:** Band E

**EPC:** Band C

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

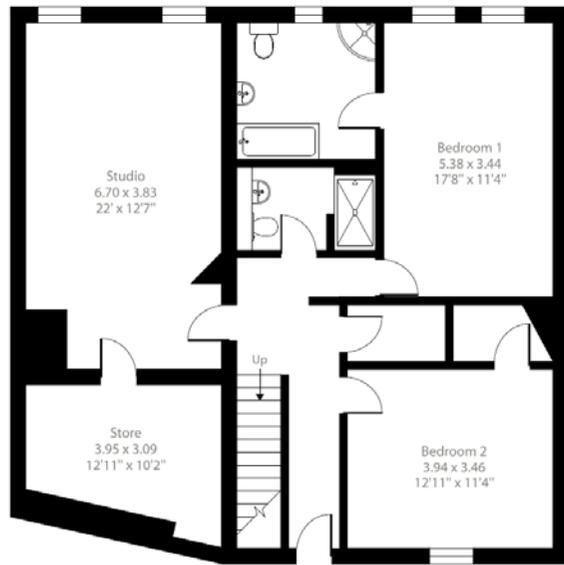




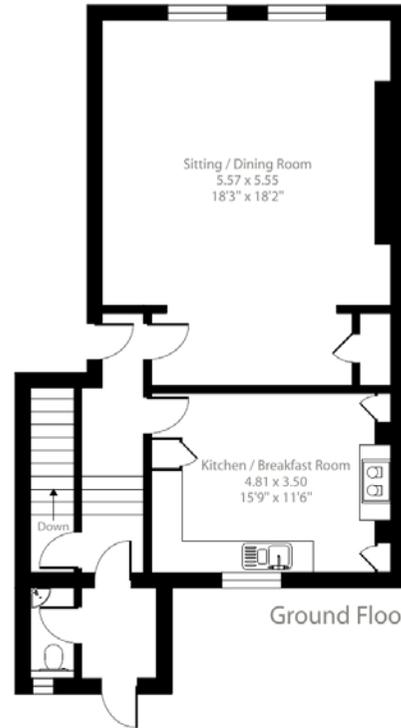
## St. James's Square, Bath, BA1

Approximate Area = 1888 sq ft / 175.4 sq m

For identification only - Not to scale



Lower Ground Floor



Ground Floor



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Carter Jonas. REF: 1253347

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