



HAY HILL HOUSE
Bath

Carter Jonas

FLAT 3, HAY HILL HOUSE, HAY HILL, BATH, SOMERSET, BA1 5LZ

Kitchen/Sitting room • Bedroom • Bathroom • Utility room • Entrance hall/Hallway • Communal rear courtyard with space for bike storage

DESCRIPTION

Situated on the second floor of an elegant Grade II listed building on Hay Hill, this beautifully presented one-bedroom apartment offers a superb opportunity to live in the very heart of Bath. Thoughtfully designed and impeccably finished, the property combines period charm with comfort. You have lovely views along The Paragon and a feeling of light and space.

The open plan reception space is both stylish and versatile, with well defined sitting and dining areas positioned beneath three generous sash windows that fill the room with natural light. The fitted kitchen is neatly arranged and well appointed, providing everything required for modern living while remaining seamlessly integrated within the space. A standout feature of the sitting area is the bespoke media and library wall—crafted to include a fold out desk and an integrated bar cabinet complete with glassware/ drinks storage. This impressive installation enhances the room's usability and is aesthetically pleasing.

The kitchen includes an integrated washing machine, built in dishwasher, electric oven and hob, and space for a fridge/freezer. Both the utility room and bathroom have been intelligently designed to maximise storage, with the bathroom featuring a shower over the bath.

The double bedroom is arranged to excellent effect, with fitted shelving and a built in wardrobe providing valuable storage. Externally, residents benefit from a shared courtyard—ideal for bike storage or outdoor use—as well as access to a shared basement offering further practical storage solutions.

A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT IN THE HEART OF HISTORIC BATH. LIGHT, STYLISH AND SUPERBLY LOCATED IN ONE OF BATH'S MOST POPULAR LOCATIONS.



SITUATION

Positioned on The Paragon, the apartment enjoys one of Bath's most distinguished and architecturally significant addresses. This historic Georgian terrace sits moments from The Assembly Rooms, The Circus, and the iconic Royal Crescent, placing world class architecture and culture quite literally on the doorstep.

The city centre and its impressive selection of restaurants, cafés, boutiques, galleries, and museums are just a short stroll away, along with Waitrose conveniently located approximately 100 metres along the road. Excellent transport connections include swift access to the M4 (approximately 10 miles away) and high speed rail links from Bath Spa to London Paddington, with journey a time from 76 minutes.

ADDITIONAL INFORMATION

Tenure: Leasehold (125 years from 23 February 2017)

Planning: Grade II listed

Service Charge: £2,845 per annum

Ground Rent: £250 per annum

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band B

EPC: Band D

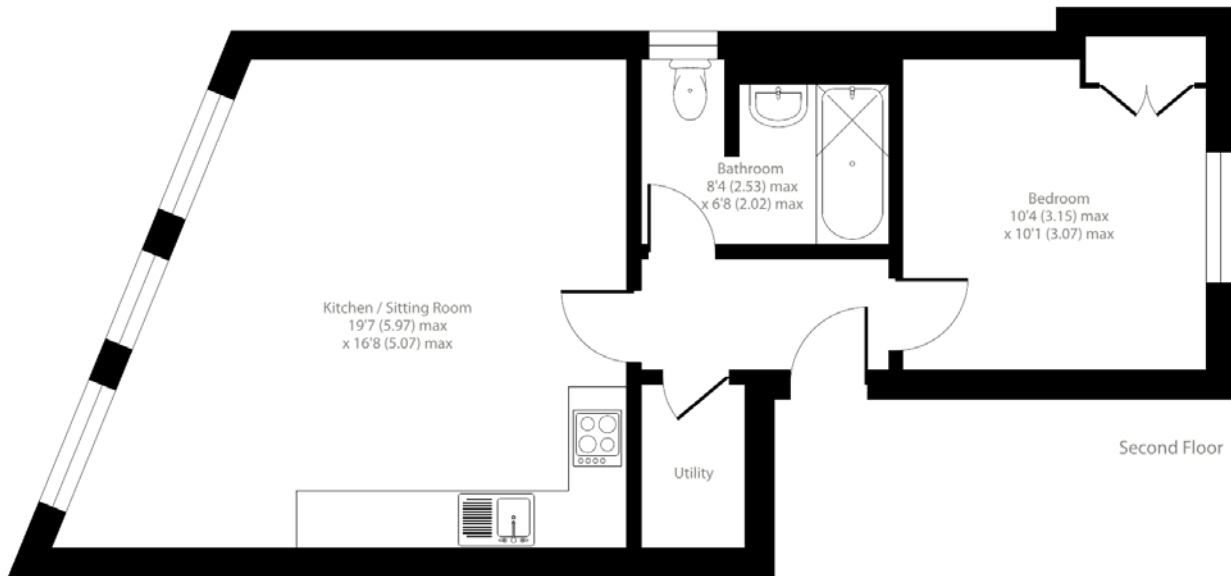
Viewing: Strictly by appointment with Carter Jonas



Hay Hill House, Bath, BA1

Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Carter Jonas. REF: 1433950



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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