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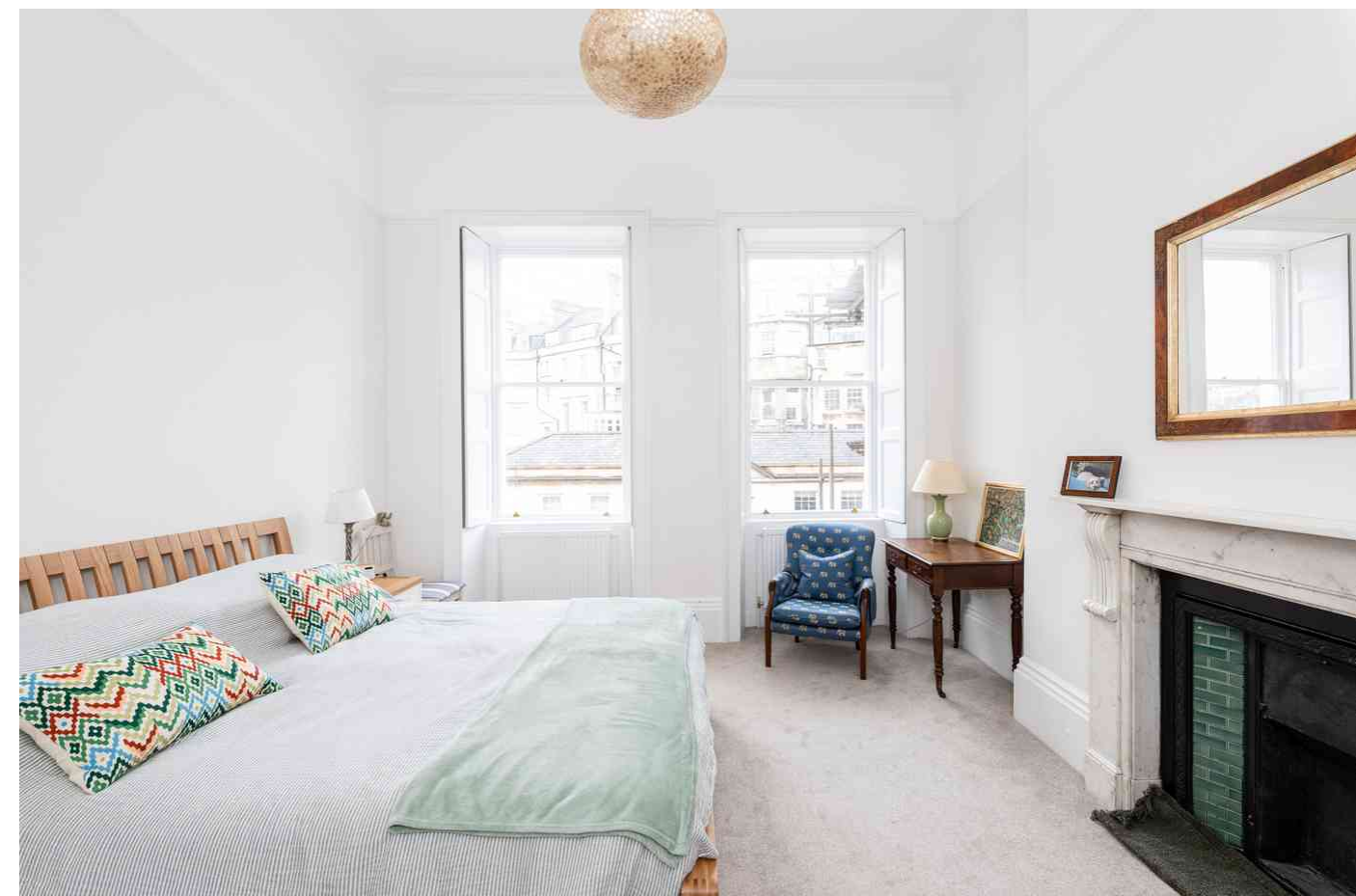
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Residential Sales



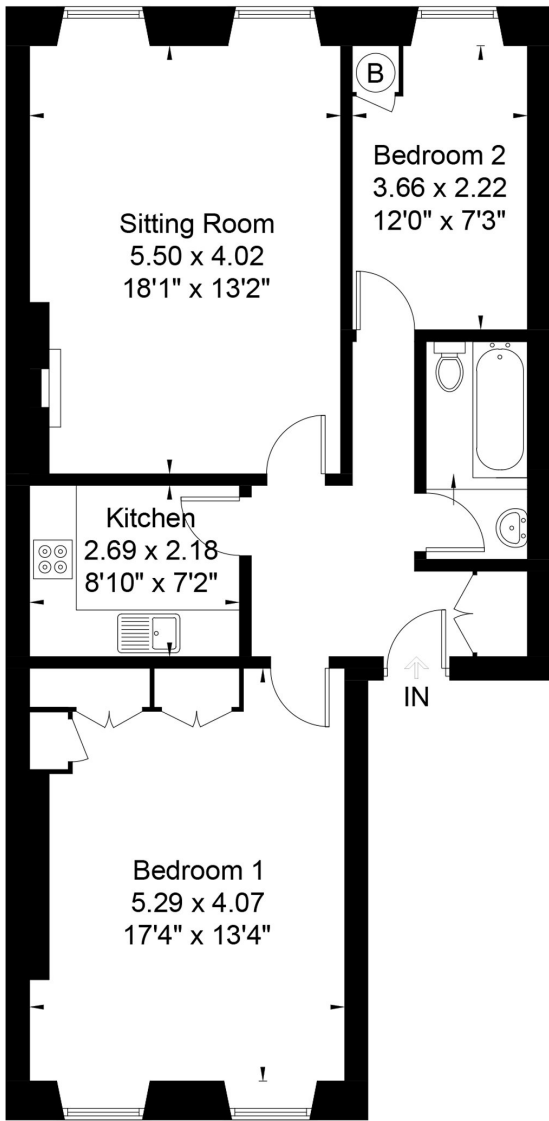
Marlborough Buildings, Bath





First Floor Flat, 21 Marlborough Buildings, Bath BA1 2LY

Approximate Gross Internal Area = 74.3 sq m / 799 sq ft



First Floor

First Floor Apartment
21 Marlborough Buildings
Bath
BA1 2LY

An immaculately refurbished and significantly improved 2 bedroom, first floor apartment set in a prestigious location and a green outlook over Royal Victoria Park.

Tenure: Leasehold

£495,000

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2026





Situation

Marlborough Buildings is a magnificent terrace of 32 handsome Grade II listed Georgian town houses, adjacent to the world famous Royal Crescent and enjoying fine uninterrupted westerly views to the rear, over-looking Royal Victoria Park.

Marlborough Buildings is perfectly placed for easy access into Bath city centre and for the excellent local amenities which are nearby on St James Square, which include an organic greengrocers, a newsagent, chemist, doctor's surgery, delicatessen and café and a hairdressing salon. In addition, there are wonderful 5 star spa facilities available at the nearby Royal Crescent and Bath Priory Hotels.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown. There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes.

Communication include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approx. 8 miles to the north and Bristol Airport is miles to the west.

General Information

Services: All mains connected
Heating: Gas central heating
Tenure: Leasehold – 947 years remaining
Management Company: 21 Marlborough Buildings Bath Ltd
Service Charges: £2,100 per annum
Council Tax Band: D

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Description

This is a simply superb property and rather a gem amongst 2 bedroom, Georgian apartments.

It is set within a very well managed and maintained Georgian block which has just had redecoration to the communal areas. The gentle staircase rises to the first floor where the ceiling height in such buildings is at a maximum.

On entry to the apartment the finish is clear to see, and the accommodation comprises of a very generous bedroom with front aspect toward the back of the Royal Crescent, a recently renovated kitchen and bathroom located centrally in the flat and with all windows restored. Both the sitting room and the second bedroom face to the rear which enjoys a westerly aspect and over looks pretty allotments and Royal Victoria Park.

This first-floor apartment falls within Zone 7 of the RPZ and would be eligible for 2 parking permits subject to the regulations of BANES council.

Accommodation

Ground Floor

Communal Entrance Hall

With front doors and stairs leading up to the first floor.

Hallway

With single panelled radiator, louvre door storage cupboard with hanging rails and consumer unit.

Bedroom 1

With 2 front aspect large sash windows, working shutters, 3 double panelled radiators, range of built-in wardrobes with cupboards above, inset feature fireplace with tiling and marble hearth.

Bathroom

Recently refitted with pedestal wash hand basin, low flush WC, panelled bath with thermostatic shower over, chrome riser, monsoon shower head and telephone shower attachment, glazed shower screen, part tiled walls, tiled flooring, water heated towel rail, extractor fan and vanity cupboard.

Bedroom 2

With rear aspect sash window, double panelled radiator, access to attic storage and cupboard housing the boiler.

Kitchen

With matching white gloss units at eye and base level, composite worksurface with matching upstand, single bowl stainless steel sink with mixer tap and drainer, built-in 4 ring induction hob with electric oven over, extractor with light over, part tiled walls, mirrored glass splashback, space and plumbing for washing machine, space for fridge/freezer, access to the loft, single panelled radiator, LVT flooring, wall lights and downlighting.

Sitting Room

Boasting high ceilings, 2 rear aspect sash windows overlooking the allotments and Royal Victoria Park, 2 double panelled radiators, feature cast iron fireplace with tiled insert, marble surround and mantle.