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Residential Sales

Russel Street, Bath

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Floor Plan

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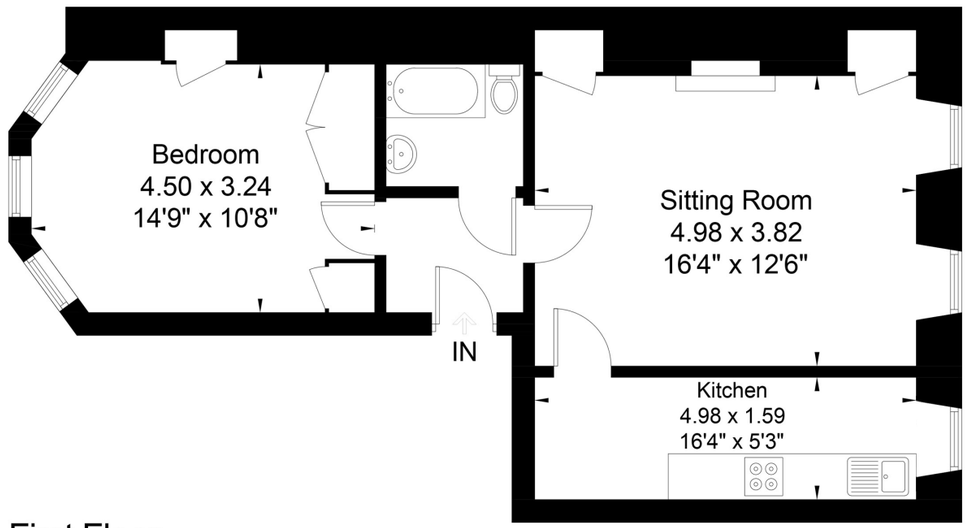
Flat 2, 9 Russel Street, Bath BA1 2QF

Approximate Gross Internal Area = 55.4 sq m / 596 sq ft



First Floor

Apartment 2
9 Russel Street
Bath
BA1 2QF

A prime first floor Georgian apartment set in the heart of Bath. It offers pristine 1 bedroom accommodation, high ceilings and retained period features.

Tenure: Leasehold

£395,000

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

room

Situation

Russel Street is a quiet residential street whilst also being in an ideal central position in the heart of Georgian Bath. It is close to many famous landmarks, which include The Assembly Rooms, The Kings Circus and the Royal Crescent and is within 5 minutes walk of central Bath, a fine UNESCO World Heritage Site.

Bath offers a wonderful array of chain and independent shopping, many fine restaurants, cafes and wine bars and several well-respected cultural activities which include The One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms along with a world-famous music and literary festival.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs along with wonderful five-star hotel and spa facilities at The Queensbury, The Royal Crescent and The Priory hotels.

An excellent selection of good state and independent schools are also within easy reach which include the nearby St Stephens and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

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

Description

Apartment 2 is a first floor, one bedroom apartment in a well-maintained Georgian block of similar apartments.

It overlooks The Queensbury Hotel to the front via 3 near floor to ceiling sash windows which provide a westerly aspect to both the sitting room and the well-appointed kitchen. The sitting room also boasts a handsome feature fireplace.

The bedroom is located to the rear of the property and has a beautiful bay window and ample storage. The bathroom is set just off the inner hall.

General Information

Services: All mains connected
Heating: Gas fired central heating
Tenure: Leasehold - 952 years remaining
Management Company: West of England Estate Management Company
Management Charges: £1,688 (July 2025 - June 2026)
Council Tax Band: D

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Accommodation

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Ground Floor

Communal Entrance Hall

With stairs rising and turning to the first-floor landing past a half landing with a partially obscured near floor to ceiling window.

First Floor

Hallway

With thermostat, intercom system, period cornicing, doors leading to the bedroom, sitting room and bathroom.

Bathroom

With low flush WC, wash hand basin with mixer taps and vanity cupboard below, tub bath with mixer taps and telephone style shower attachment, part tiled walls, extractor fan, tiled flooring and water heated towel rail.

Bedroom

With rear aspect triple window bay, double panelled radiator, period cornicing, single built-in wardrobe with consumer unit, double built-in wardrobe with hanging space and shelving, further cupboard with shelving and housing the Worcester combination boiler.

Sitting Room

With 2 front aspect near floor to ceiling sash windows, original working shutters, feature cast iron fireplace with marble surround and slate hearth, recessed cupboards, double panelled radiator, decorative cornicing, original Georgian ironwork Juliet balconies and door through to the galley style kitchen.

Kitchen

With front aspect sash window, original working shutters, range of eye and base level gloss fronted units, rolltop work surface, stainless steel sink with mixer tap and drainer, built-in 4 ring electric hob, single electric oven under, extractor with light over, space for upright fridge/freezer, space and plumbing for washing machine, space for slimline dishwasher, single panelled radiator, downlighting, original Georgian ironwork Juliet balcony, period cornicing and vinyl tiled flooring.