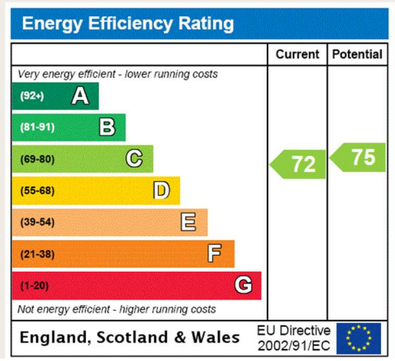
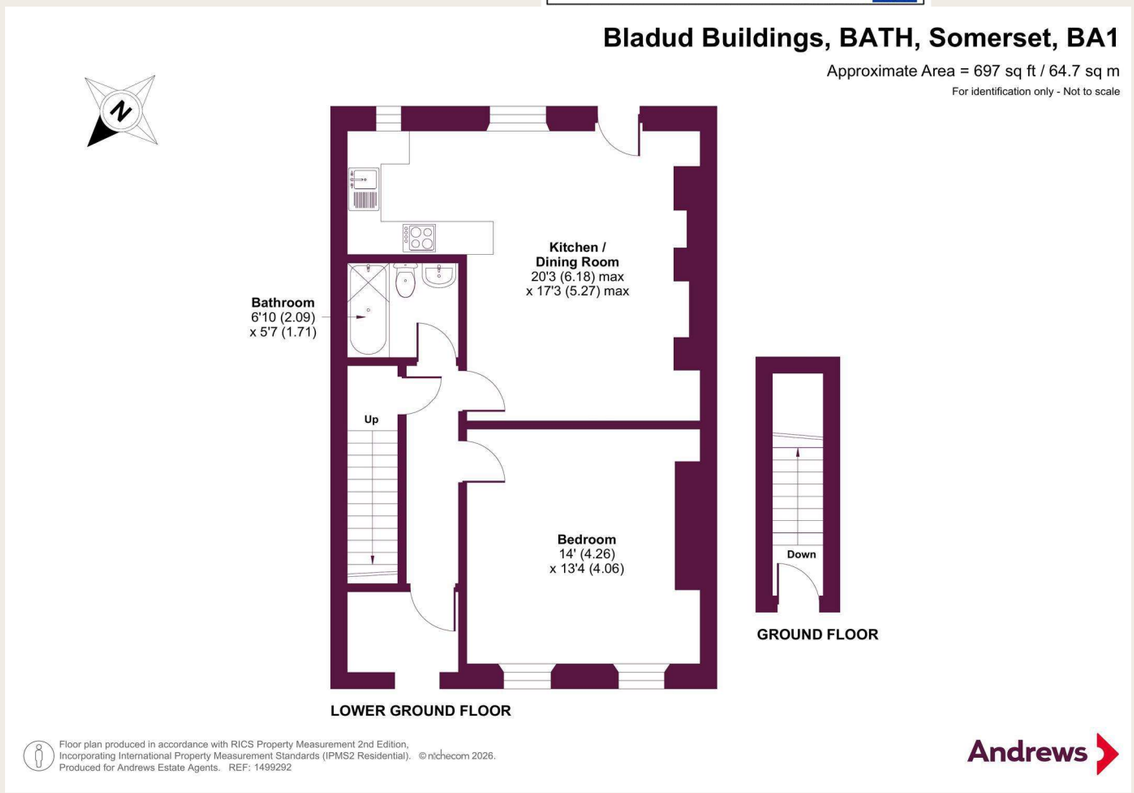
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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

Bladud Buildings, BATH

BA1 5LS

Offers in excess of £250,000

The Property Ombudsman
naea | propertymark PROTECTED
arla propertymark PROTECTED
ARMA

Energy Efficiency Rating: C

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A one bedroom, garden apartment in the heart of Bath being sold with no onward chain.



Bladud Buildings is a grade II listed Georgian terrace built between 1755 and 1762; it is named after Bladud, a Celtic prince, which history states was the first person to discover the hot springs back in 9th century BC. Situated in the centre of Bath City providing easy walking access to Bath's most famous landmarks and amenities. Bath Spa railway station is 0.6 miles away. With local green space being Royal Victoria Park a 0.3 mile walk.

Situated within a Grade II listed Georgian townhouse, this charming garden apartment offers over 675 sq. ft. of accommodation, blending period character with modern convenience.

The heart of the home is the impressive open-plan kitchen, living and dining space, creating a light and sociable setting for both everyday living and entertaining. A beautiful original fireplace provides a striking focal point, while large sash windows frame delightful views towards Sham Castle. The kitchen is neatly positioned to the rear of the room and is fitted with sleek grey wall and base units, complemented by wood-effect worktops. An integrated oven is included, alongside space for additional white goods.

The generous double bedroom measures an impressive 14'0" x 13'3" and is bathed in natural light from two sash windows positioned at the front of the property. Further accommodation includes a useful storage cupboard and a well-appointed three-piece bathroom fitted with a shower over the bath.

Externally, the property benefits from a private walled garden to the rear, providing a wonderful space for outdoor dining and entertaining, while also offering excellent potential for the addition of flower beds and further landscaping.

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Summary

- Private rear garden
- Double bedroom
- Situated in the heart of Bath
- Grade II listed
- Lease length - 979 remaining
- Service charge - £1846 p/a
- Council Tax Band - B

Interested in this property?
For viewings and advice please get in touch with our Bath Sales branch on 01225 329909