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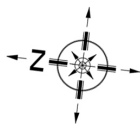
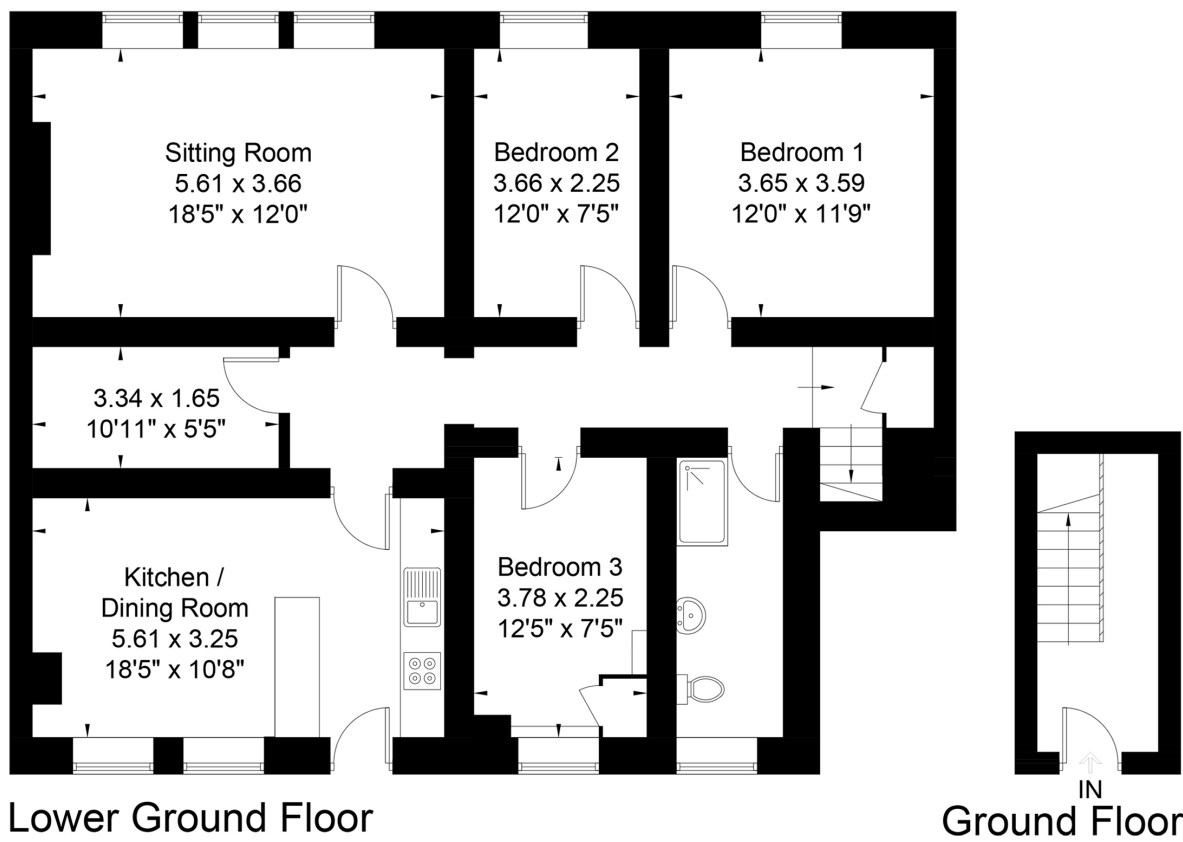
Residential Sales



The Paragon, Bath



28 The Paragon, Bath BA1 5LY
Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft



Lower Ground Floor Apartment
28 The Paragon
Bath
BA1 5LY

An extremely spacious and recently renovated 3 bedroom lower ground floor apartment benefitting from its own private entrance, communal garden and located within the heart of the city.

Tenure: Leasehold

£375,000

Situation

The Paragon is part of a beautiful terrace of buildings designed by Thomas Attwood in the 18th century, parts of which date back as far as 1769.

This super location is ideal for those who wish to be able to walk into the city and enjoy a wonderful array of chain and independent shopping, many fine restaurants cafes and wine bars and a number of 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.

General Information

Services: All mains connected
Heating: Gas fired central heating
Tenure: Leasehold – 82 years
Management Company: Bath Leasehold Management
Management Charges: £816.24 per year
Ground Rent: £10 per year
Council Tax Band: D

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Description

Unusually but exceptionally sought after, this apartment has its own private access from the roadside into a generous ground floor landing with storage space and stairs descending to the lower floor.

The property has been updated recently and offers two bedrooms and the sitting room all looking out on the communal gardens to the rear and roof tops beyond. There is another third bedroom to the front aspect along with a storeroom and generous store cupboard.

The shower room is light and bright as is the kitchen enjoying updated units and offers ample space for dining along with access to the from communal courtyard.

Accommodation

Lower Ground Floor

Inner Landing

Private entrance with steps descend to the main hallway, stripped wood linen airing cupboard. Door leads to all rooms.

Refitted Shower Room

With low flush WC, wash hand basin with vanity unit and mixer tap, walk in double shower cubicle with thermostat shower chrome riser and shower head, glazed shower screen, part tiled walls, tiled flooring, water heated towel rail and front aspect obscured glazed window.

Bedroom 1

With 2 rear aspect Georgian sash windows and double panelled radiator.

Bedroom 2

With rear aspect Georgian sash window and single panel radiator.

Study/Bedroom 3

With front aspect sash window and double panelled radiator.

Sitting Room

With 3 rear aspect Georgian sash windows, fireplace and double panelled radiator.

Store Room

With consumer unit, meters and currently stripped wooden flooring. No heating.

Kitchen/Dining Room

The dining area with radiator, front aspect Georgian sash windows and wood effect flooring.

Kitchen area has a matching range of eye and base level gloss fronted units with rolltop worksurfaces incorporating single bowl stainless steel sink with mixer tap and drainer. Built in electric oven, 4 ring hob, extractor with light over, wall mounted boiler serving domestic hot water and heating. Space and plumbing for washing machine, space for upright fridge/freezer and a door leading out to the front airy courtyard.

Communal gardens are laid to mainly level lawn with mature trees.

