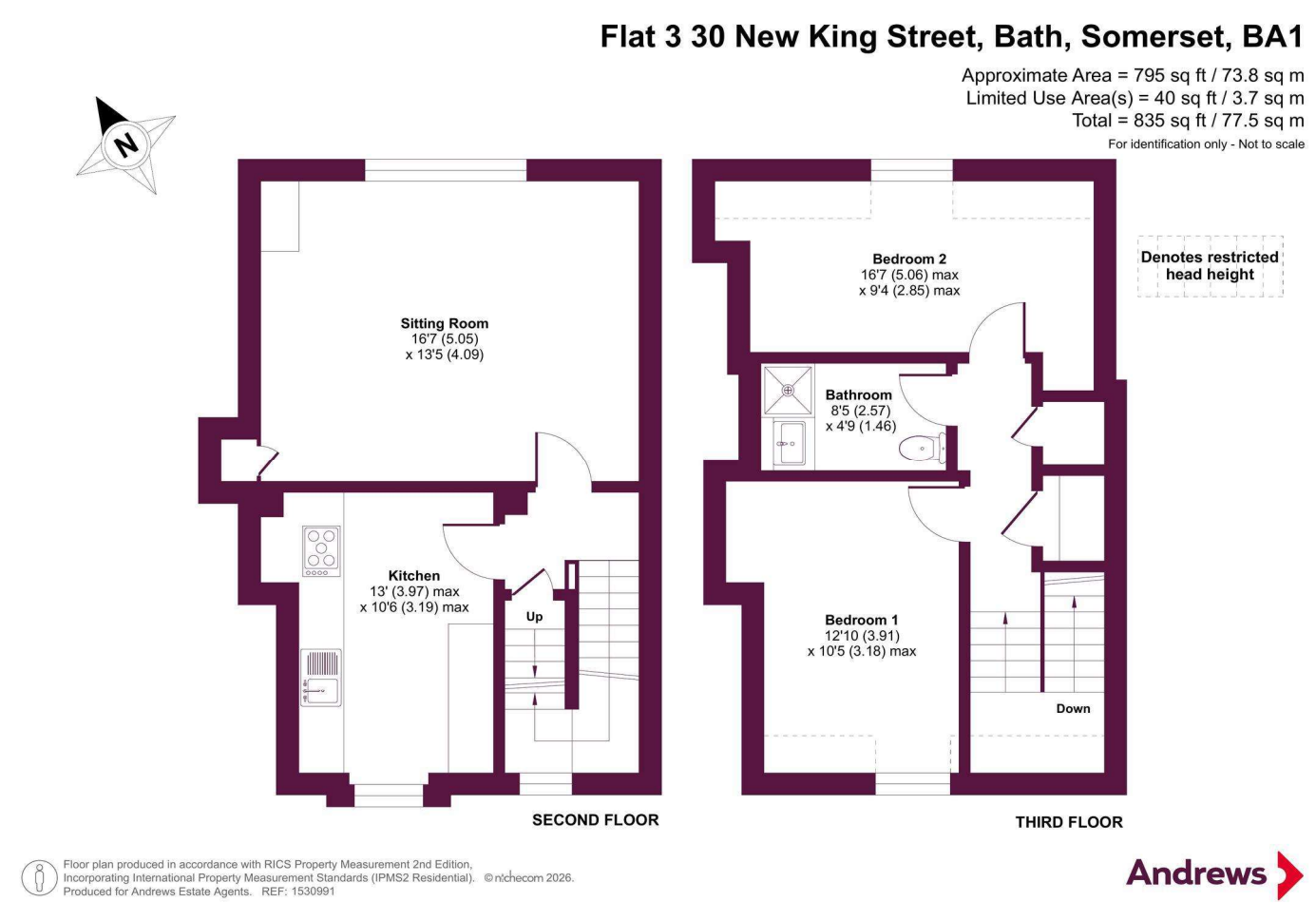
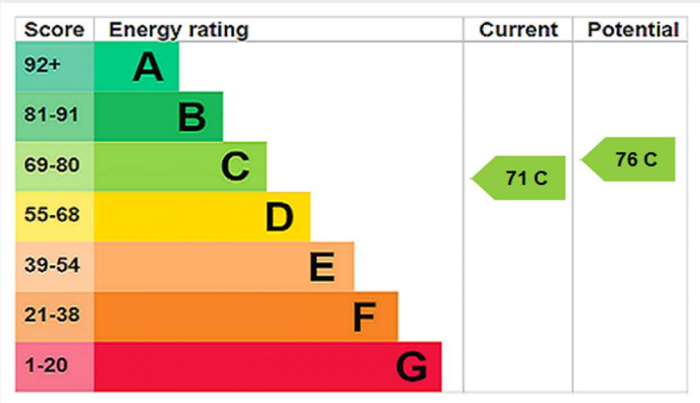




The Andrews Small Print
This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

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.



**New King Street,
Bath
BA1 2BL**

**Guide Price
£350,000**

Energy Efficiency Rating: C

A charming two double bedroom maisonette offering over 825 sq ft of characterful accommodation, benefiting from a communal garden and with no chain!



Situated on one of Bath's most attractive Georgian streets, this home enjoys an enviable city-centre position, just 0.1 miles from the heart of Bath. The city offers an outstanding range of restaurants, cafés, bars, independent boutiques and cultural attractions, all within a short stroll. A Sainsbury's Local is conveniently nearby for everyday essentials, while the expansive Royal Victoria Park, just 0.2 miles away, provides acres of beautifully maintained green space, botanical gardens and recreational facilities. Victoria Bridge is also close at hand, offering walks next to the River Avon.

This charming home combines period character with generous proportions, making it an ideal purchase for first-time buyers, investors and downsizers alike. Entering on the second floor, the heart of the home is the impressive sitting room, measuring 16'7" x 13'5". Filled with natural light from three sash windows to the front, this inviting space is rich in character, featuring attractive wooden floorboards, useful alcove storage and a wonderful sense of space. The kitchen/breakfast room is fitted in a timeless farmhouse style, comprising a range of base units, a ceramic Belfast sink, space for a freestanding range-style cooker and a breakfast bar, creating an ideal setting for both everyday dining and entertaining. Stairs rise to the third floor, where there are two generous double bedrooms. Bedroom one is a well-proportioned double room and benefits from a useful recess that has been cleverly adapted to provide additional storage. Bedroom two measures 16'7" x 9'4" and is currently arranged as a guest bedroom and home office, demonstrating the flexibility of the accommodation. Completing the accommodation is the shower room, fitted with a white three-piece suite comprising a walk-in shower, wash hand basin and WC, together with the added comfort of a heated towel rail. Externally, residents can enjoy the communal garden, offering a delightful outdoor space to relax and unwind during the warmer months, a rare benefit for such a central city location.



Summary

- Two double bedrooms
- Well presented through-out
- City Center location
- Maisonette
- Communal garden
- Grade II listed
- Share of freehold - 115 years remaining
- Service charge - £3104.10 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