

EST ● 1879

CRISP COWLEY



Top Floor Flat, 7 Barton Buildings, Bath,
BA1 2JR

**A delightful one-bedroom apartment located in the
centre of Bath**

Central location | One bedroom apartment | Far-reaching city
views | Modern kitchen | Open plan kitchen/dining/living room |
No onward chain | Fully renovated |

Situation

Barton Buildings is located in the heart of Bath city centre, just off Old King Street, and believed to have been designed by John Wood the Younger. Number 7 was once 'Mr Stevens' Academy for the board and tuition of young Gentlemen'. Queen Square is a short walk from the property, as well as Milsom Street which offers numerous shops and restaurants.

Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, the Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol.

Bath is particularly well placed for the M4 motorway with Junction 18 being approximately ten miles north and surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some ten miles to the west.

Description

Upon entering the apartment, you are greeted by a central hallway with a large utility cupboard to the left with plumbing for a washing machine. At the end of the hallway is the open plan kitchen/living room. The fully integrated kitchen features a built-in fridge and dishwasher and has been recently renovated to a very high standard.

The open plan living room is well lit by a sash window which has far-reaching Westerly views across the city. The room itself is of good proportion.

The bathroom has also been completed recently to an exacting standard and features a three-piece suite with shower over bath and heated towel rail.

The bedroom is off the right of the hallway, measures 10'11 x 8'0 and features a further sash window which fills the room with natural light. The tower of Bath Abbey can be seen to the South.

Agent's Note: The apartment has been rewired and replumbed in the last eighteen months.

General Information

Council tax band - A

Tenure - Leasehold (99 years remaining)

Service Charge - 22% of all works carried out (approx. £1,400 for 2025)

Ground Rent - N/A

Number & types of room - one bedroom, kitchen / dining / living room, one bathroom

Electricity supply - Mains

Water supply - Mains

Sewerages - Mains

Heating - Electric

EPC - 45 (E)

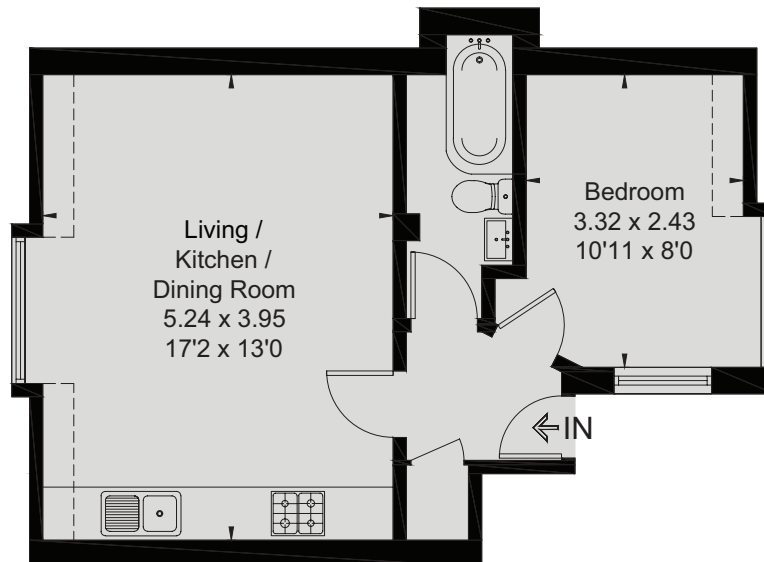
Restrictions - Grade II* Listed



Approximate Floor Area = 37.6 sq m / 405 sq ft



[] = Reduced head height below 1.5m



Fourth Floor

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**CRISP
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