



**38 ST. JAMES'S SQUARE**  
Bath

**Carter Jonas**

## FLAT 1, 38 ST. JAMES'S SQUARE, BATH, SOMERSET, BA1 2TU

**A RARE OPPORTUNITY TO ACQUIRE A ONE BEDROOM APARTMENT OVERLOOKING ST JAMES'S SQUARE WITH PERMIT PARKING AND ACCESS TO THE PRIVATE COMMUNAL GARDENS.**

Entrance hall • Open plan kitchen dining living room  
• Balcony • Double bedroom • Shower room • Permit parking and access to private gardens

### DESCRIPTION

This attractive first floor apartment comprises a large open plan kitchen dining living space with a magnificent bay window overlooking the square, and a private balcony off the kitchen, double bedroom, and bathroom. St. James's Square is a handsome Grade I listed Georgian Square situated on the northern side of Bath city centre. We are pleased to offer this first floor flat that offers the perfect blend of handsome period detail with contemporary finish.

The accommodation, which is beautifully presented, offers a double bedroom and a bathroom, with an impressive open plan kitchen, living and dining space with a splendid bow window enjoying a charming leafy aspect overlooking St. James's Square. Externally there is a key to the private gardens in the square along with on-street permit parking and free 2-hour visitor parking.

### SITUATION

St James's Square is the prime Georgian Square in Bath and has excellent local amenities of a popular deli, award winning gastropub, chemist, florist, organic green grocers, hairdressers and supermarket. 5-star gym and spa facilities are available at the nearby Royal Crescent and Priory Hotels. Bath city centre is a short walk away with its excellent shopping, cultural, leisure and sporting facilities as well as Bath Spa Railway Station with main line access to Bristol Temple Meads (from 11 minutes) and London Paddington (from 76 minutes).



## ADDITIONAL INFORMATION

**Tenure:** Leasehold, share of freehold (999 years from 16 April 1984)

**Planning:** Grade I Listed

**Services:** All mains services are connected

**Service Charge:** £100 per calendar month

**Ground Rent:** £10 per annum

**Council Tax:** Band D

**Local Authority:** Bath & North East Somerset Council

**EPC:** Band D

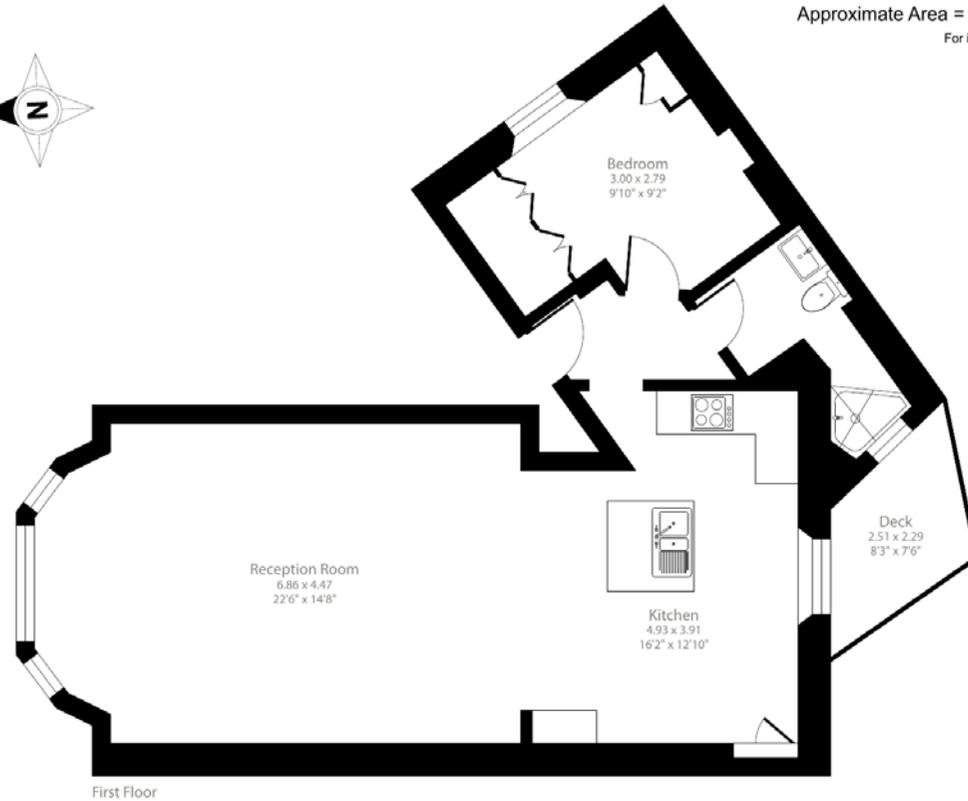
**Viewing:** Strictly by appointment with Carter Jonas.



## St. James's Square, Bath, BA1

Approximate Area = 708 sq ft / 65.7 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Carter Jonas. REF: 1125065



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