



18 HENRIETTA STREET
Bath

Carter Jonas

FLAT 6, 18 HENRIETTA STREET, BATH, SOMERSET, BA2 6LW

A FANTASTIC OPPORTUNITY TO PURCHASE AND RENOVATE A LARGE TWO BEDROOM, FIRST FLOOR APARTMENT ON HENRIETTA STREET WITH VIEWS OF HENRIETTA PARK. THIS PROPERTY IS BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Entrance hall • Sitting room • Kitchen • Two double bedrooms • Bathroom

DESCRIPTION

This lovely apartment is situated in an excellent spot on Henrietta Street within a Grade I listed townhouse. There are views down the street in one direction and the greenery of Henrietta Park to the other. The property is in need of renovation and could be spectacular once finished.

The apartment has two double bedrooms, one to the front and one to the rear of the property. There is a spacious high ceilinged living room with an original marble fireplace surround and storage shelves built into the alcoves. This is a big room and has a window through into the kitchen, which with the right planning consents could be knocked through to include in the room to perhaps give a kitchen island with breakfast bar.

The bedrooms are both doubles and both have a pleasing outlook. A bathroom sits in-between and includes a shower over the bath.

SITUATION

The property sits in an enviable location on Henrietta Street, a quiet road opposite Henrietta Park and leading directly into Laura Place with its central fountain and giving direct and level access to the city centre with its excellent shopping, leisure, and cultural facilities. The far side of Laura Place is the Bath Recreation Ground, home to Bath premier league rugby team as well as the leisure centre and open green space.



A short distance away is the Holburne Art museum with its café, set within Sydney Gardens and giving direct access to the Kennet and Avon Canal for excellent walking and cycling. Schooling in Bath is excellent and nearby is Widcombe Primary School, The Paragon School, King Edwards, Beechen Cliff and Hayesfield Girls School.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from 1st January 1976)

Planning: Listed Grade I

Service Charge: £1,500 per annum

Services: All mains services are connected. No radiators or heating in the property.

Ground Rent: £15 per annum

Local Authority: Bath & North East Somerset Council

Council Tax: Band D

EPC: Band F

Viewing: Strictly by appointment with Carter Jonas.

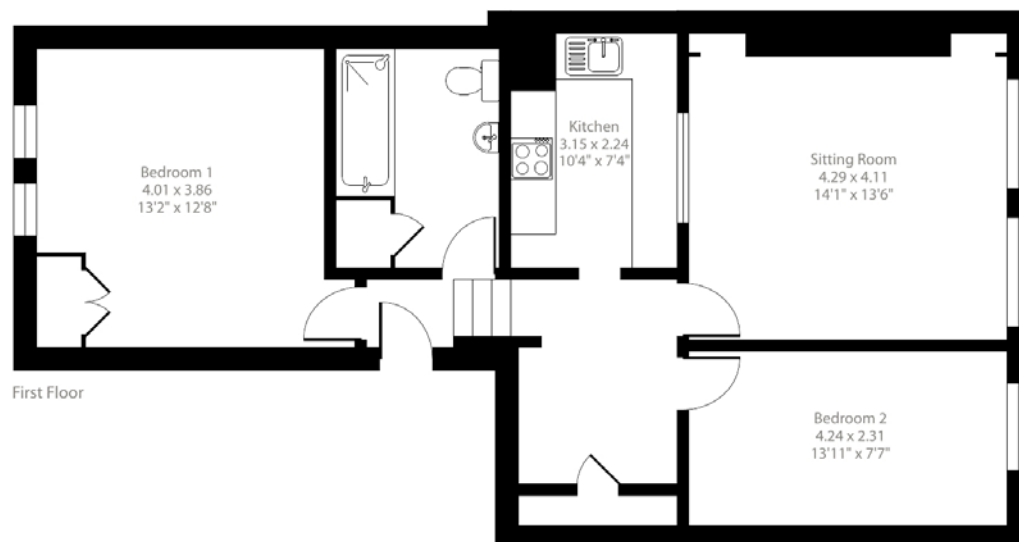




Henrietta Street, Bath, BA2

Approximate Area = 744 sq ft / 69.1 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). © nchecom 2024. Produced for Carter Jonas. REF: 1131074

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