



**28A BROAD STREET**  
Bath

**Carter Jonas**

## BROAD STREET, BATH, SOMERSET, BA1 5LW

- Bath Abbey 0.3 miles
- Bath Spa Station 0.6 miles (London Paddington from 82 minutes and Bristol Temple Meads from 11 minutes)

Private front door • Private stairwell to accommodation  
• Landing • Living room • Open plan kitchen/dining room • Four bedrooms (sleeps 12) • Two bath/shower rooms

### DESCRIPTION

This is an excellent, well presented maisonette, spanning two floors of this period central Bath property. It benefits from its own private front door leading off the street to a private stairwell to the accommodation. The lease wording allows for holiday rental and as such has been running as a successful investment for the present owners.

It has an abundance of period features with large Venetian windows, fireplaces and the grand proportions one would expect. Along with this, the main floor has a superb open plan living space leading through to the large kitchen/dining room – an excellent entertaining space. Across the hall is a bedroom and a shower room. Wide stairs lead up to three further bedrooms and a further shower room.

### SITUATION

The property is in an excellent central Bath position, on the corner of Broad Street and Saracen Street, within one of the most historic and architecturally renowned Georgian areas in Bath just around the corner from The Assembly Rooms, The Circus and Royal Crescent. The city centre is directly on your doorstep with an amazing array of shopping, restaurants, bars, cafes, museums, galleries, classic historic architecture and Waitrose is approx. 100 metres along the road.

## A SUBSTANTIAL AND VERY CENTRAL, SELF-CONTAINED MAISONETTE PRESENTLY RUN AS A SUCCESSFUL HOLIDAY LET BUSINESS.



There are excellent communications and approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (approximately 90 minutes).

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (125 years from June 2013)

**Planning:** The property is Listed Grade II.

**Services:** Mains gas, electricity, water and drainage are connected.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band D

**EPC:** TBC

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

The current owners are happy to discuss selling forward bookings, furniture and website, with a secure online payment facility within the sale of the property.

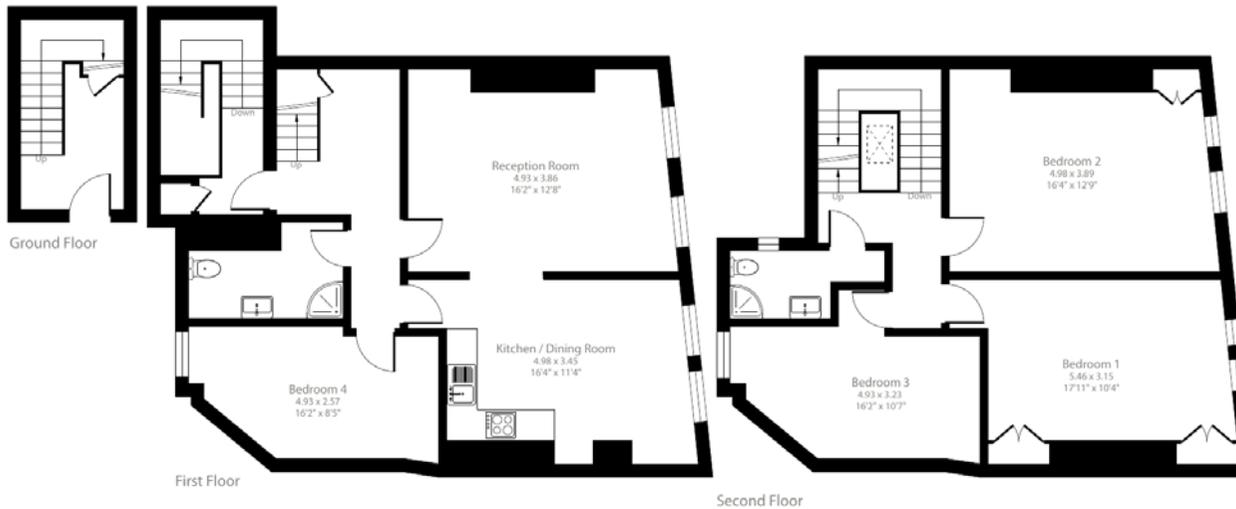




## Broad Street, Bath, BA1

Approximate Area = 1619 sq ft / 150.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Carter Jonas. REF: 1181480

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