



THE CIRCUS, BATH, BA1
£1,950 per month*

Carter Jonas

FLAT 4, THE CIRCUS, BATH, SOMERSET, BA1 2ES

- Kitchen
- Bathroom
- Living Room
- Two bedrooms

THE PROPERTY

An incredible space in a desirable central location in Bath. This is a stunning, top floor, newly renovated apartment within a Grade 1 listed building on the Circus. Beautifully renovated and fitted to an exceptional standard throughout, the property provides two bedrooms, one bathroom, living/dining room and a spacious kitchen with dishwasher, oven with hob, fridge freezer and washing machine. Wonderful panelling and modern fittings fuse perfectly with the use of colour to make the most of the apartment's traditional, Georgian features. The living space has an expansive window looking north towards Lower Lansdown and provides plenty of natural light into the room. The master bedroom has built in storage. There is bathroom with shower over bath and just off the kitchen is a utility space comprising of washing machine and storage with a pantry space opposite. Offered unfurnished.

The Circus is an attractive spot in the city centre with adjoining streets to the Royal Crescent and Margarets' Buildings, which is host to wonderful independent cafe's and boutique shops. Available for an initial 12 month tenancy. EPC rating C. Council Tax Band E (please see Bath & North East Somerset website for current cost). Mains electric, gas and mains water.

Parking: One parking permit can be applied for in central zone.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

A newly renovated two bedroom apartment situated on the top floor of an impressive Georgian Townhouse in a flagship location on The Circus.



At a rent of £1,950 per calendar month: Holding deposit of 1 week's rent £450 (deducted from first month's rent) Security deposit of 5 weeks rent £2,250

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E

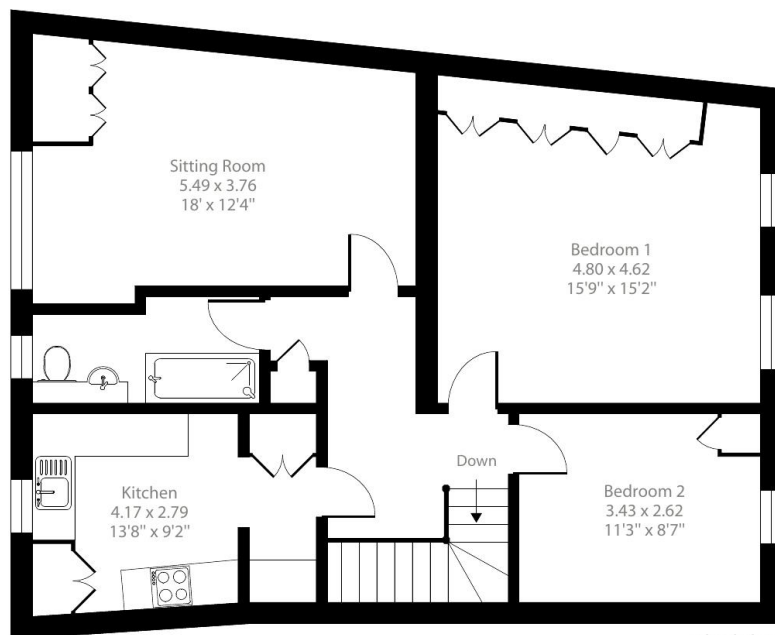




The Circus, Bath, BA1

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



Third Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecon 2024. Produced for Carter Jonas. REF: 1207630



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.