



BASEMENT FLAT, 1 OXFORD ROW, BATH, SOMERSET, BA1 2QN

A NEWLY REFURBISHED ONE BEDROOM COURTYARD APARTMENT IN AN EXCELLENT CENTRAL BATH LOCATION

– Bath Spa Station 0.7 miles (London Paddington from 82 minutes and Bristol Temple Meads from 12 minutes)
– M4 (J18) 11 miles

Reception hall • Kitchen/dining room • Living room • Large double bedroom • Occasional further bedroom/study • Storage area • Vaults • Courtyard garden
EPC rating E

DESCRIPTION

This is a lovely, newly refurbished apartment in the heart of Georgian Bath. It has high ceilings and large sash windows, and of note a wealth of period features that include the original oven range surround, fireplace surrounds, and flagstone floors. Recent refurbishment works include plumbing of a new gas central heating system with combination boiler and cast iron radiators. The large kitchen/dining room has a newly fitted kitchen with fitted appliances and a central island unit with a breakfast bar. The similarly newly refurbished bathroom is luxurious with a rainfall shower head over the bath.

As the property is on the corner of two streets, it has the benefit of a double aspect, allowing all of the principal rooms to have large windows. As well as this, it offers a wraparound courtyard with external stairs leading from the street to a self-contained front access and private rear courtyard with space for a sunny table and chairs and also leading to the vault storage areas.



SITUATION

Oxford Row is a small terrace of houses and apartments on the corner of Lansdown Road and Alfred Street - an attractive cul de sac at the bottom of Lansdown Road made up of Georgian properties with a pub, Woods Restaurant and The Boston Tea Party café, with Hedgemead Park across the road. Alfred Street sits between Lansdown Road, The Circus, and The Royal Crescent, one of the most historic and architecturally appealing areas in the city. Bath Spa station, a mile away, offers mainline rail links to London Paddington from 82 minutes and Bristol (15 minutes) and the South West. Schooling in the area is first class in both the public and private sectors.

ADDITIONAL INFORMATION

Tenure: Leasehold 125 years from 25/03/1997 (98 years remaining)

Planning: The property is Listed Grade II

Services: All mains services are connected

Service Charge: £200 per calendar month

Council Tax: Band C

EPC: Band E

Parking: Permit parking available

Viewing: Strictly by appointment with Carter Jonas.





Oxford Row, Bath, BA1

Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Carter Jonas. REF: 1130302



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