



13 PARK STREET
Bath

Carter Jonas

13 PARK STREET, BATH, SOMERSET, BA1 2TE

**AN OPPORTUNITY TO PURCHASE A GRADE II LISTED CENTRAL GEORGIAN
FREEHOLD PROPERTY IN THE SOUGHT-AFTER LOCATION OF PARK
STREET, CLOSE TO ST. JAMES SQUARE AND THE ROYAL CRESCENT**

ACCOMMODATION

Lower Ground Floor: Three interconnected rooms with central hall, with rear and front access • Front access is by steps up to pavement level • Two vaults • One vault split in two

Ground Floor: One bedroom apartment with large living room • Kitchen • Shower room and storeroom • Access to rear garden • EPC band D

First Floor: One bedroom apartment, with living room and bedroom to the front, kitchen and bathroom to the rear • EPC band D

Second Floor: One bedroom apartment, with living room and bedroom to the front, kitchen and bathroom to the rear • EPC band D

Third (Top) Floor: One bedroom apartment, with living room and kitchen to the front with bedroom and bathroom to the rear • EPC band D

DESCRIPTION

An opportunity to purchase a Grade II Listed central Georgian freehold property in the sought-after location of Park Street, close to St. James Square and the Royal Crescent.

Currently arranged as four apartments. Planning for conversion to a whole townhouse single residence could be sought. There is a lower ground floor that could also be converted subject to planning. Further information including current rental incomes available on request.



SITUATION

The property is situated in one of Bath's finest locations with many local amenities nearby at St James's Street, which offers a variety of shops including a newsagent, chemist, hairdressers, wine bar as well as a nearby florists and greengrocers. Also close to St James's Square is Royal Victoria Park and its famous botanical gardens.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports, and shopping facilities along with a mainline rail link to London Paddington (journey time from 82 mins) and Bristol Temple Meads (journey time from 11 mins). Junction 18 of the M4 is approximately 11 miles north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Electricity, water and drainage are connected.

Planning: Grade II Listed House. c1790-1793 with c19 and c20 alterations by John Palmer.

Local Authority: Bath and North East Somerset Council.

Council Tax: Ground Floor Flat: Band C

First Floor Flat: Band C

Second Floor Flat: Band B

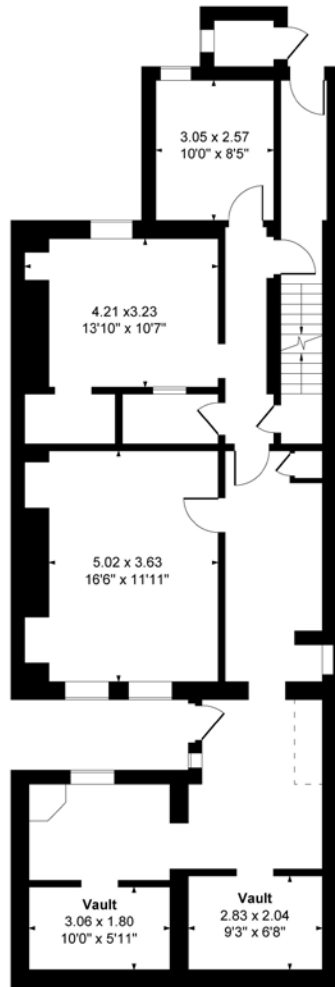
Third Floor Flat: Band B

Viewing: Strictly by appointment with Carter Jonas.

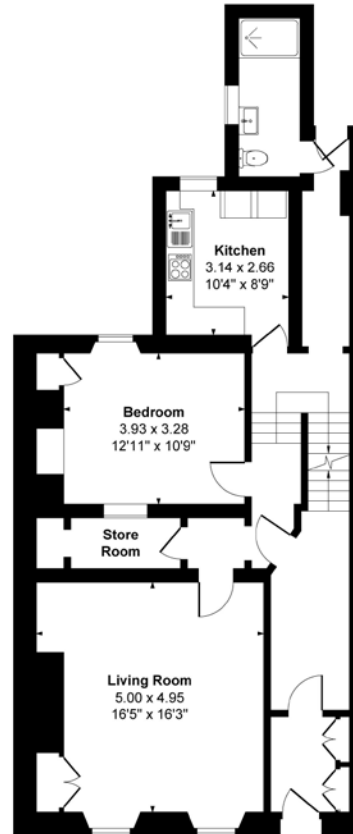


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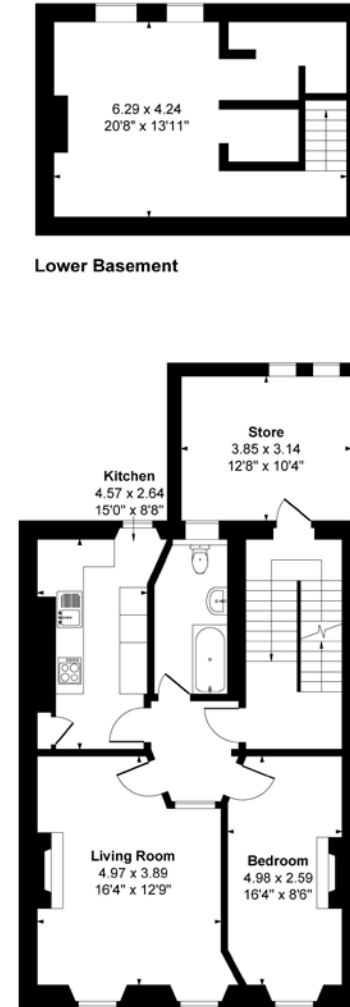
Approximate Gross Internal Area
Main House = 422 sq m (4539 sq ft)



Basement



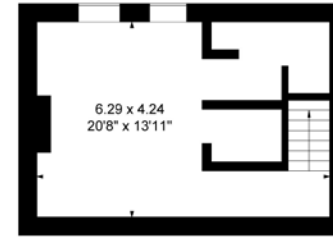
Ground Floor



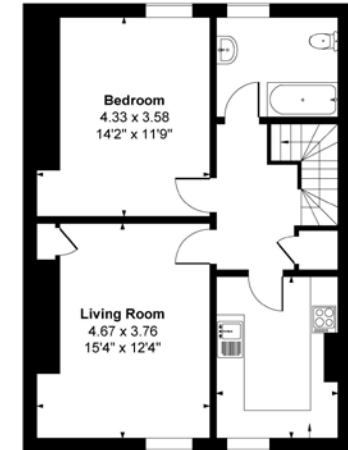
First Floor



Second Floor



Lower Basement



Third Floor

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