



3 GREAT BEDFORD STREET
Bath

Carter Jonas

3 GREAT BEDFORD STREET, BATH, SOMERSET, BA1 2TZ

Lower ground floor apartment: Kitchen/Living room · Utility room · Access to front courtyard and rear communal garden · Bedroom · Bathroom · Internal stairs rise to ground floor hall · EPC Band D

Ground floor apartment: Entrance hall · Kitchen/Living room · Bedroom · Bathroom · Rear porch with access to rear communal garden · EPC Band D

First Floor apartment: Kitchen/Living room · Bedroom · Bathroom · EPC Band C

Second floor apartment: Living room · Kitchen · Bedroom · Bathroom · EPC Band C

Third (top) floor apartment: Living room · Kitchen · Bedroom · Bathroom · EPC Band C

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 15 mins). Junction 18 of the M4 is approximately 11 miles north.

Tenure: Freehold

Planning: Grade II listed

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

Local Authority: Bath and North East Somerset Council.

Council Tax: Lower Ground Floor (Band C) / Ground Floor (Band C) / First Floor (Band C) / Second Floor (Band C) / Third Floor (Band C)

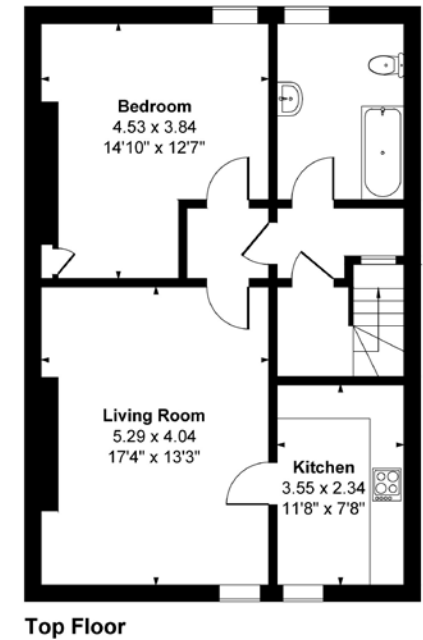
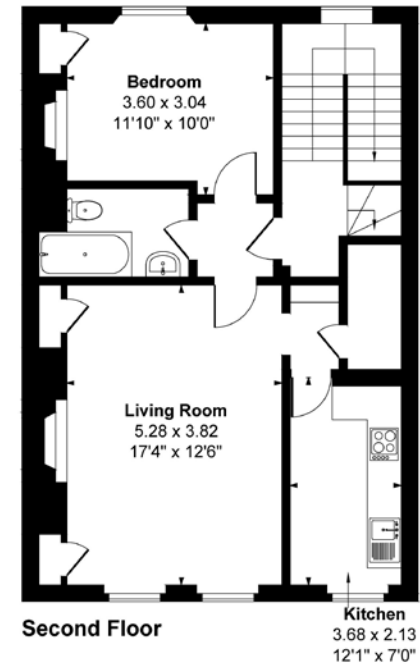
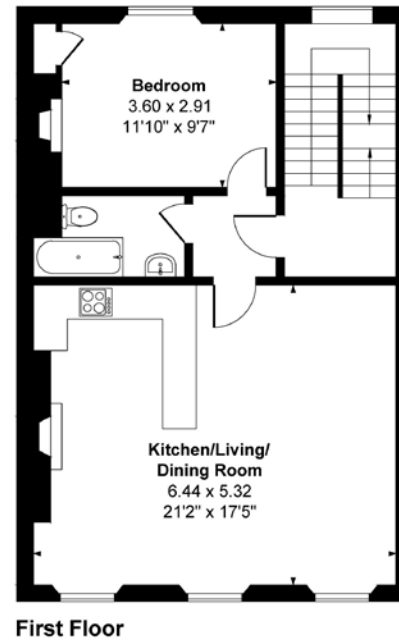
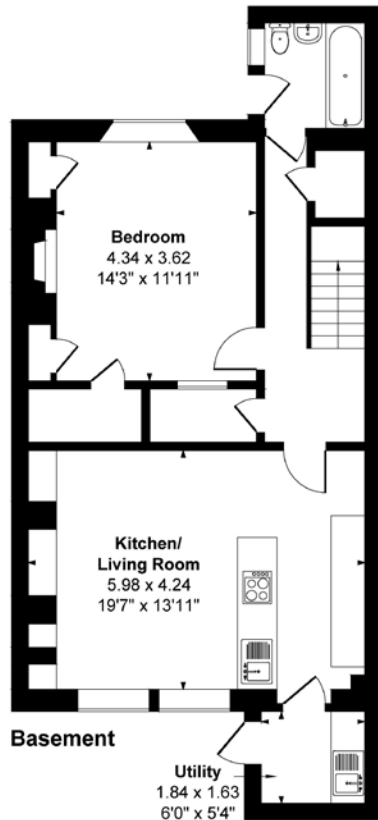
Viewing: Strictly by appointment with Carter Jonas.

AN OPPORTUNITY TO PURCHASE A GRADE II LISTED CENTRAL GEORGIAN FREEHOLD PROPERTY IN THE SOUGHT-AFTER LOCATION OF GREAT BEDFORD STREET, CLOSE TO ST. JAMES SQUARE AND THE ROYAL CRESCENT. CURRENTLY ARRANGED AS FIVE ONE-BEDROOM APARTMENTS. CONVERSION TO A WHOLE TOWNHOUSE SINGLE RESIDENCE COULD BE SOUGHT SUBJECT TO PLANNING.



3 Great Bedford Street, Bath, BA1 2TZ

Approximate Gross Internal Area
Main House = 326 sq m (3509 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



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