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TOWN & COUNTRY ESTATE AGENTS

First Floor Apartment, 4 St James Square, Bath. BA1 2TR

One of the Georgian city's premier residential addresses. Enjoying a semi pastoral idyl (to both front and rear). This elegant apartment occupies the first floor of one of the Grade I Listed Eighteenth Century Townhouses that make up Bath's only completed architectural square.

A prestigious residential address **Two bedroom apartment occupying the whole of the first floor**
Situated on the preferred West side of historic St James Square **Elegant drawing room with views of**
private residents park to the front **Master bedroom with own balcony offering an outlook encompassing**
Cavendish Road and The High Common **Fine sash windows and generous proportions** **EPC-E**

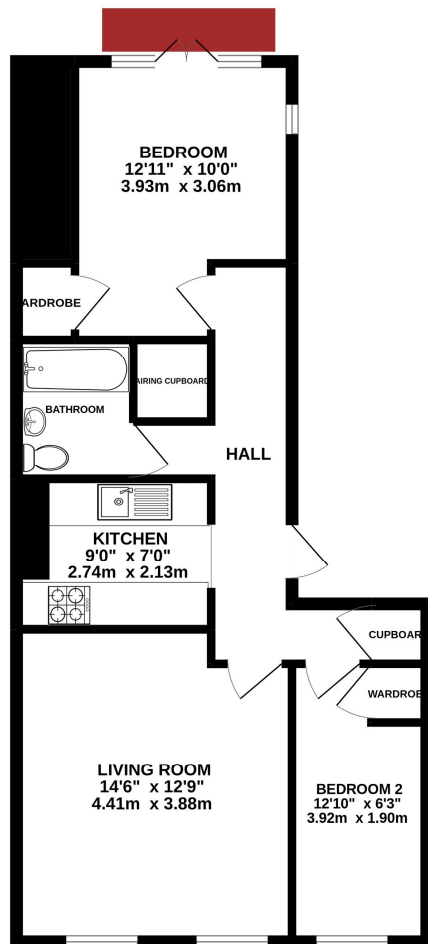
Price Guide **£535,000**

DESCRIPTION

An exciting and rare opportunity to acquire this elegant and well-proportioned first floor apartment overlooking historic St James's Square, tucked away just behind the Royal Crescent. The apartment is situated in a fine period building dating from 1793 on the more sought after western side of the square. The property boasts elegant sash windows, two large bedrooms, one with a balcony to the rear overlooking High Common. The beautiful and expansive Victoria Park is also situated just across the road and the city centre is a ten minute walk away. With versatile and consistently proportioned accommodation, this charming period home is in need of some minor updating and improvement. There is a gas fire in the living room and thermostatically controlled electric radiators heat the rest of the apartment. A new pressurised immersion hot water system was installed in 2022 and, more recently, the entire building has been fitted with a new fire alarm and lighting system, to comply with new regulations. With appeal to a myriad of potential purchasers the apartment is as suited to permanent occupation as it might be to being a stylish and easy to lock up and leave pied-à-terre. A rare opportunity for the discerning buyer; viewing comes highly recommended by the owners' Sole Agent.

Management Details - Residue of 999 year leasehold dating from 1976. Ground Rent £15 PA. Annual Management fees £1800. Council Tax Band D £2008-55 2023/24.





LOCATION

In a city so well known for its crescents, St James's Square stands out as an architectural anomaly. Dating from 1793 and comprising only forty-five houses, it is the masterpiece of Architect and Bath stalwart John Palmer and is the only complete architectural square in Georgian Bath. Maintained by the Residents Association St James's Square Bath (sjsbath.co.uk), for the exclusive use of residents, the central park (which is just over two acres and boasted its own flock of sheep until 2002), is a soft symphony of leafy ancient trees, informal lawns and spring and summer bulbs. A charming range of local amenities (in the adjoining St James's Street) include a delicatessen, wine bar, newsagent and chemist. Designated a World Heritage City, a wide range of amenities are available in Bath city centre, including extensive shopping, theatre, art galleries and the newly re-opened Holbourne Museum. Commuters will be pleased to note Junction 18 (M4) is only 10 miles north of Bath at Tormarton (accessing London, Bristol, the South West and the Midlands via the M5). Bath Spa Railway Station provides high speed links to London Paddington (90mins approx.), Bristol Temple Meads and the West Country rail network.



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