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Tim Bennett 
AND ASSOCIATES

TOWN & COUNTRY ESTATE AGENTS

Flat 5, The Old School House, Harley Street, Bath. BA1 2SF

An exciting opportunity to let this charming, two bedroomed, two storey upper apartment in this fine Italianate Grade II listed former school house dating from the early 19th century and situated just behind the Royal Crescent. EPC - C

Attractive courtyard development converted in 1993 **Two good bedrooms** **Upstairs bathroom**
Situated on the 2nd & 3rd floor with fine views to front **One of only 7 (5 in the building itself)**
Generous living room **Separate fitted kitchen** **Allocated parking space in communal courtyard**

Rent £1,200-00 PM

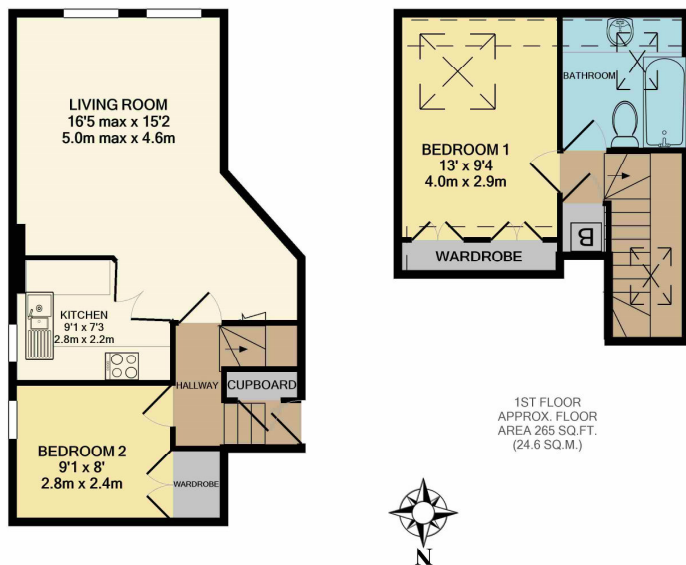
Description

A fine, Grade II Listed Italianate, building dating from the early nineteenth century the Old School House (Formerly St Andrews Primary School) was converted in 1992 into five apartments with two newbuild maisonettes opposite on the far side of the courtyard. Flat 5 is two storey maisonette occupying the top two floors of the building (The 2nd and 3rd floors) and enjoys fabulous rooftop views southwards across the city. Offering two bedrooms (one double and one large single (9ft1 x 8) and a bathroom. the property is gas centrally heated and has a large living room with separate kitchen. There is also an allocated parking space in the enclosed courtyard to the front of the building. Council Tax Band C.

Location

Harley Street is situated on the northern slopes of the city of Bath, just off Julian Road. Pleasant walks through Royal Victoria Park or The High Common are available within 10 minutes' walk, as are the shops on nearby Milsom Street. More locally, in Julian Road, local amenities include convenience store, dry cleaners and mini supermarket. St James's Square also offers a further range including a chemist, delicatessen, and laundrette. The World Heritage City of Bath offers a wide array of shopping, sporting and leisure facilities, including





FLAT 5 THE OLD SCHOOL HOUSE, HARLEY STREET, BATH, BA1 2SF
TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the Roman Baths, Recreation Ground (the home of Bath Rugby) and The Theatre Royal Commuters will note, access to Junction 18 (M4) will be found 10 miles north of the City (at Tormarton), whilst Bath Spa Railway Station offers links to London (Paddington) in 90 minutes, Bristol Temple Meads and the West Country Network.

Directions

Leave Bath City Centre proceeding up Lansdown Road. Take the 3rd turning on the left into Julian Road, then the 4th turning on the right into Harley Street. The Old School House will be found on the right-hand side about half way up the street.



Regency House, 3 Princes Street, Bath BA1 1HL T: 01225 325857
E: tim@timbennettandassociates.co.uk www.timbennettandassociates.co.uk