SPACIOUS TWO BEDROOM TRIPLE ASPECT PENTHOUSE APARTMENT WITH STUNNING VIEWS AND ROOF TERRACE

FLAT 5, 30 THE CIRCUS, BATH, BA1 2EU

Entrance Hall • Kitchen/Breakfast Room • Sitting/Dining Room • 2 Bedrooms • Bathroom • Roof Terrace • Views

Description

This is an incredible opportunity to purchase a unique triple aspect penthouse apartment in the world renowned architectural landmark Kings Circus, in the centre of Bath.

The apartment has been completely refurbished to a very high standard throughout. Of particular note is the roof terrace, accessed through a hardwood door from the kitchen/breakfast room, providing some of the best views in the city and a real sun trap with its south-facing orientation.

The kitchen/breakfast room has solid oak engineered flooring and is fitted with handmade wooden storage cabinets with fitted appliances and a solid oak work surface. On the far side of the hall is the dining room with built in seating area, which leads through to the sitting room with an open working fireplace. Both areas benefit from large windows and terrific views, creating an exceptional entertaining space.

The two double bedrooms sit to the north side of the building, overlooking the centre of The Circus. A designer bathroom with walk-in rainwater shower and slipper roll top bath is beautifully tiled, creating a luxurious feel as one would expect with an apartment of this standing.

Situation

This is a brilliant location in Bath, set in the prestigious Circus, one of Bath’s most iconic architectural Georgian addresses. It is on the corner of Gay Street, which leads directly into the centre of the city. In close proximity are numerous city centre attractions, including a wide range of shopping, dining, cultural and sporting opportunities. The historic Theatre Royal is nearby and offers a wonderfully varied programme of quality entertainment all year round.
At the bottom of Gay Street lies Queen Square, which hosts the annual Bath Boules Festival and occasional markets.

Bath is a World Heritage city famed for its Roman Heritage and Georgian architecture. With a variety of historical sites and museums, Bath also hosts a number of cultural festivals throughout the year. Communication links from the city are excellent, with a direct rail link from Bath Spa to London Paddington (approx 90 mins) and Bristol Temple Meads (approx 15 mins), whilst Bristol International Airport is approximately 19 miles to the south east and M4 Junction 18 about 10 miles to the north.

General Remarks and Stipulations

Tenure
Leasehold (999 years from 1 January 2005)

Services
All mains services are connected.
In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority
Bath & North East Somerset Council

Viewings
Strictly by appointment with Savills.
Flat 5, 30 The Circus, Bath, BA1 2EU

Gross Internal Area (approx) = 87.6 sq m / 943 sq ft
External Area = 6.8 sq m / 73 sq ft
For identification only. Not to scale.
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= Reduced headroom below 1.5m / 5'0

Bedroom 2
3.28 x 2.97
10'9" x 9'9"

Bedroom 1
4.21 x 4.03
13'10" x 13'3"

Dining Room
3.08 x 2.84
10'1" x 9'4"

Sitting Room
5.03 x 3.79
16'6" x 12'5"

Kitchen / Breakfast Room
4.13 x 3.31
13'7" x 10'10"

Balcony

Second Floor

Third Floor