

# SPACIOUS GRADE II LISTED 3 BEDROOM COURTYARD APARTMENT



## APARTMENT 1, 1 CATHARINE PLACE, BATH, BA1 2PR

Drawing Room ♦ Kitchen/Dining ♦ 3 Bedrooms ♦ Bathroom ♦ Shower Room ♦ Courtyard ♦ Vaults

### Description

This spacious Grade II Listed courtyard apartment sits in the south east corner of Catharine Place with access via a communal entrance hall or directly via stone steps to the front. The apartment is presented in good order and offers a large amount of storage. There is an entrance hall with large storage cupboards, a drawing room with feature fireplace and access to the pretty rear courtyard, a modern kitchen/dining room with fitted appliances and a selection of base, drawer and wall units, 3 bedrooms, an en-suite shower room and a bath/dressing room.

### Outside

To the front of the property is a courtyard, which is accessed either from the apartment or via steps to the front leading down from the square. There is a communal storage vault and also a private storage vault. To the rear is a private courtyard accessed off the drawing room that provides part-sheltered space to sit out and relax or entertain, whatever the weather. With well established climbing plants and space for pots and flower troughs, the rear courtyard offers a haven that seems to be far away from the nearby city. In the centre of the Catharine Place is a residents' communal garden that is mainly laid to lawn with a number of specimen trees and surrounded by iron railings. The square is for the enjoyment of its residents and features a number of benches for quiet relaxation and enjoyment of the surroundings.





## FLOOR PLANS



### Apartment 1, 1 Catharine Place, Bath, BA1 2PR

Gross Internal Area (approx)

Apartment = 124.5 sq m / 1340 sq ft

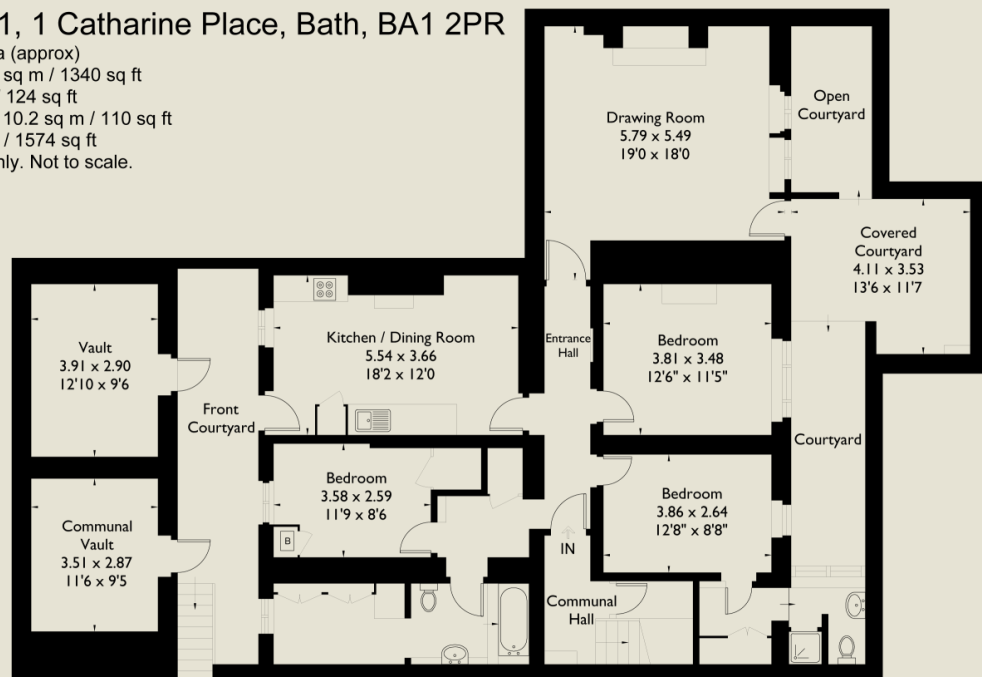
Vault = 11.5 sq m / 124 sq ft

Communal Vault = 10.2 sq m / 110 sq ft

Total = 146.2 sq m / 1574 sq ft

For identification only. Not to scale.

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Basement Floor

### Situation

Catharine Place is a pretty garden square with easy access to local shops and amenities located nearby in Margaret's Buildings and St James's Square. These include a delicatessen, a selection of restaurants and a number of individual retail outlets. Bath is a World Heritage City renowned for its Georgian architecture and Roman heritage and provides a full range of retail outlets together with many cultural, leisure and business amenities including an excellent selection of restaurants, the Theatre Royal and the Thermae Spa. Bath Spa Station provides direct access to London Paddington (journey time approx 90 minutes) and Bristol Temple Meads (journey time approx 15 minutes), whilst Junction 18 of the M4 is approximately 9 miles north.

**Tenure** Leasehold - 999 years from 25 December 1975

**Services** All mains services are provided. 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.

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