



FLAT 1, 18 PARK LANE
BATH

A UNIQUE TWO BEDROOM GARDEN APARTMENT, BEAUTIFULLY PRESENTED, REFURBISHED AND EXTENDED.

FLAT 1, 18 PARK LANE, BATH, BA1 2XH

Entrance Hall ♦ Sitting Room ♦ Kitchen/Breakfast Room ♦ Glass Garden Room/Dining Room ♦ 2 Bedrooms ♦ Bathroom ♦ Cloakroom

Garden - approx. 90 ft in length ♦ Private Parking Space

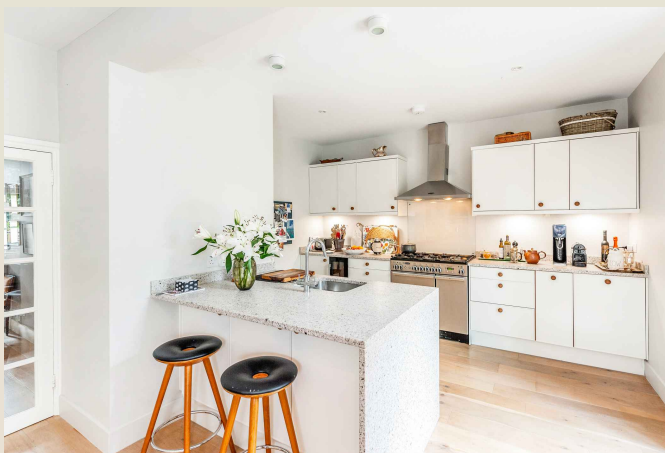
Description

A spacious garden apartment within 18 Park Lane, an attractive Grade II listed Georgian building located in the prestigious area near Royal Victoria Park, the Royal Crescent and close to Central Bath. It has been recently renovated, enhancing the beautiful Georgian features and allowing for modern living. It benefits from the addition of an elegant contemporary glass extension and full refurbishment of the beautiful west facing garden.

The apartment is entered by its own private entrance into a large spacious hallway that leads to the central living space. The comfortable living area is light filled and flows into the glass extension, all facing the large well-proportioned garden. The garden room has floor heating, wall lights and big sliding doors on two sides. It can be used all year round, and currently serves as the main dining area. Views of the garden can be enjoyed from here.

An open plan in the living area includes an excellent size kitchen area with a range of base and wall units, as well as a peninsula unit and the benefit of direct door access to the stone terrace and garden.

There are two bedrooms, including a large Master bedroom with built in closets and a second bedroom with a small walk in closet and new boiler. The elegant, large bathroom has bath, walk-in shower and partitioned sink area. There is a guest toilet with a washer/dryer closet.



Outside

To the front and side of 18 Park Lane are beautifully maintained communal gardens. The flat has its own parking space in the front. There is a separate path around the main house and a gate entrance to the private garden of Flat 1 in the rear. The enclosed stone wall garden is large for this area of Bath and has a lawn area and generous flower beds. The garden is approximately 90ft long and has been recently fully renovated and landscaped including lighting for a dramatic night effect. There is also a stone terrace for outdoor sitting as well as a garden shed area.

Situation

18 Park Lane is set in a prominent location, directly adjacent to the Royal Victoria Park. Central Bath is within a 1 mile walk through the Park, passing the Royal Crescent. Bath offers an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, the Theatre Royal, and the mainline Bath Spa Railway Station connecting to London/Paddington.

General Remarks and Stipulations

Tenure

Leasehold with share of freehold.

Services

High speed Internet - Infinity broadband connection available.

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: Tel: 01225 477000 or www.bathnes.gov.uk

Viewings

Strictly by appointment with Savills.

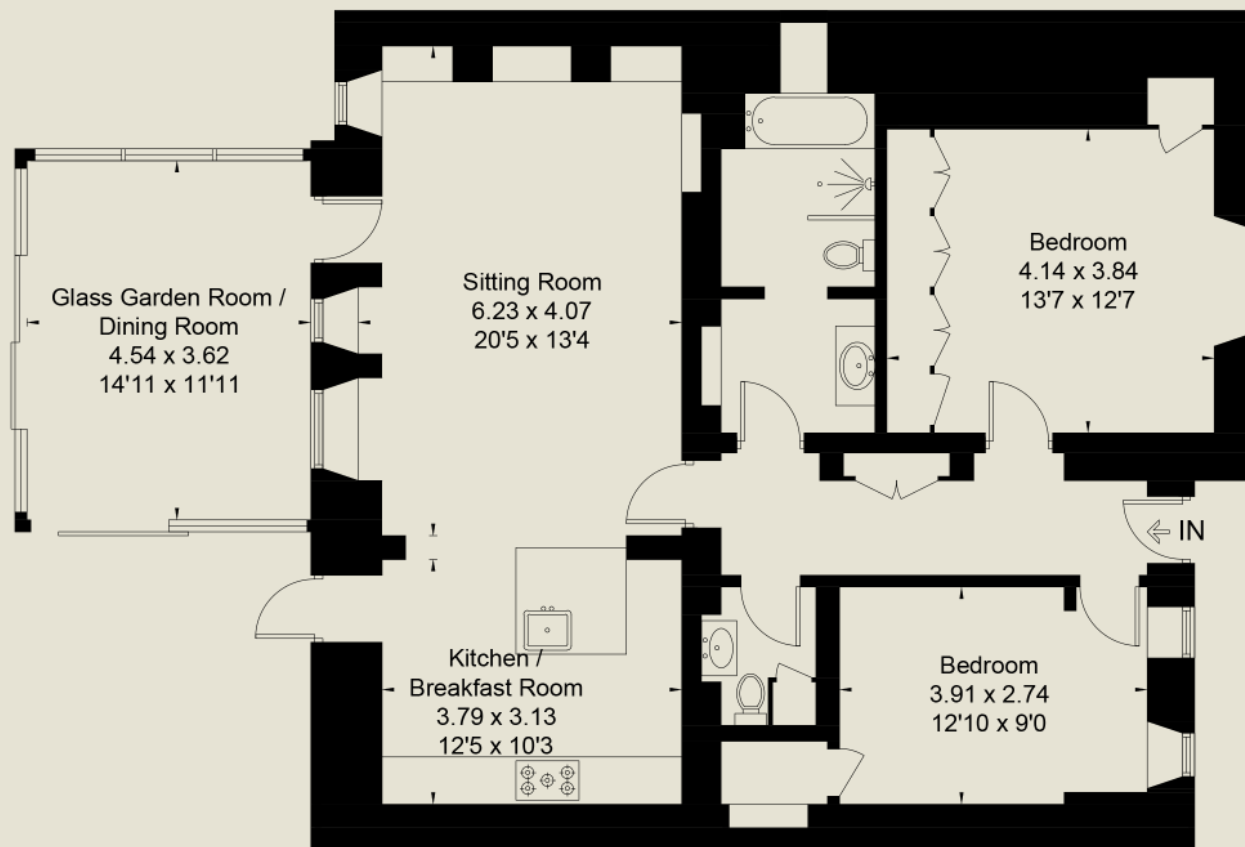


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Gross Internal Area (approx) = 118.7 sq m / 1278 sq ft

For identification only. Not to scale.

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Ground Floor

Savills Bath
Edgar House 17 George Street,
Bath, BA1 2EN
bath@savills.com

01225 474 500

savills.co.uk

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