

# A GROUND FLOOR APARTMENT WITH THE WHOLE ORIGINAL GARDEN IN CENTRAL BATH



## APARTMENT 1, 28 THE CIRCUS, BATH, BA1 2EU

Entrance hall • sitting room • dining room • kitchen • 2 bedrooms (1 with en suite WC) • bathroom • storeroom

Pretty garden with rear access to Miles's Building

### Description

A spacious (approx. 1,322 sq ft) two bedroom ground floor apartment, in need of modernisation, situated in the prestigious, Grade I listed, Circus in central Bath. It has the unique benefit of the original garden and rear access leading onto Miles's Buildings for quick access to Café Lucca. The apartment comprises a private entrance lobby, drawing room with tall ceilings, kitchen, and separate dining room. Via a small internal staircase, there are steps down to two bedrooms, a bathroom, a storeroom and access to the rear garden.

### Outside

This pretty town garden offers a small oasis in this vibrant Georgian city and has the added benefit of gated rear access to the pedestrianised walkway, which is Miles's Buildings. The garden is predominantly laid to lawn and has a beautiful and well established wisteria as well as stocked flower beds. The garden is southerly facing and offers a further possibility to those with a creative flair.





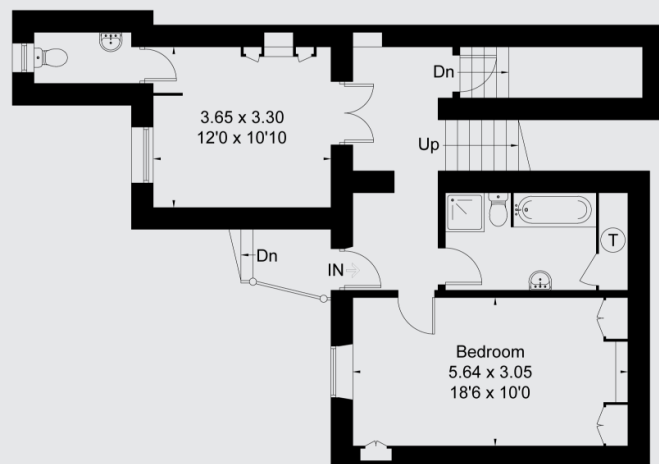
## FLOOR PLANS



Approximate Area = 122.8 sq m / 1322 sq ft  
 Storage = 8.8 sq m / 95 sq ft  
 Total = 131.6 sq m / 1417 sq ft  
 For identification only. Not to scale.  
 © Fourwalls Group

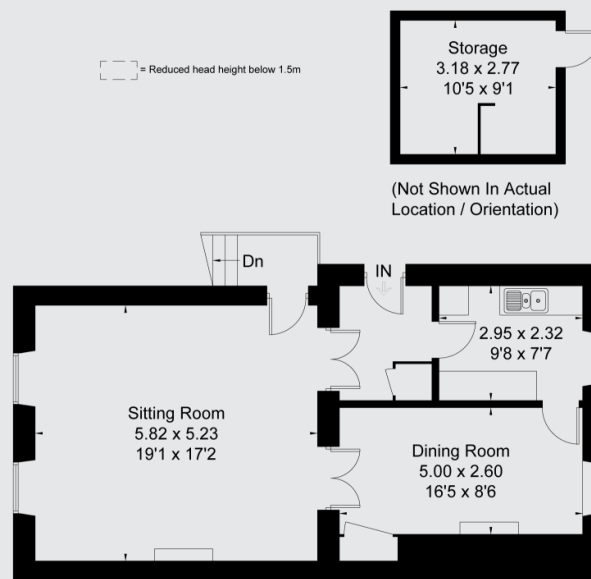


[ ] = Reduced head height below 1.5m



### Raised Ground Floor

Area = 59.2 sq m / 637 sq ft



### First Floor

Area = 63.6 sq m / 685 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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### Situation

The Circus, originally called King's Circus, was designed by John Wood the Elder in the 1750's.

The Circus is conveniently positioned for Bath's many shops, restaurants and cultural attractions, most notably the Theatre Royal and the thermal spa.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time from 85 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 11 miles north.

### Agent's note:

There is a single garage available via separate negotiation located within less than 0.25 miles.

### General Remarks and Stipulations

#### Tenure

Leasehold

#### Services

Mains water, electricity and drainage. Mains gas is in the building but not in the apartment.

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](http://www.bathnes.gov.uk)

### Viewings

Strictly by appointment with Savills.

### Savills Bath

Edgar House 17 George Street,  
 Bath, BA1 2EN  
[bath@savills.com](mailto:bath@savills.com)

01225 474 500

[savills.co.uk](http://savills.co.uk)



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