



8 Upper Church Street

Bath, BA1 2PT

8 Upper Church Street

Bath, BA1 2PT

An incredibly special Grade II listed two bedroom ground and lower ground maisonette, presented to highest of standards.*

Communal Entrance Hall · Entrance Hall
Drawing/Dining Room · Kitchen/Breakfast Room
Master Bedroom suite · Bedroom 2 · Shower Room
Two Vaults comprising media room and study · Courtyard

Grade II* listed

Description

8 Upper Church Street is a sophisticated and elegant Grade II* listed Georgian townhouse, which has been sympathetically converted into prestigious apartments. The property is positioned beautifully with a fine double aspect, on the corner of Catharine Place and Upper Church Street.

The property is entered at ground floor level into a communal entrance hall with handsome chequered stone flooring and a charming fireplace.

The Front Maisonette has undergone a full refurbishment to an exquisite standard. There is a perfect blend of contemporary finishes with enhanced and retained period features. On the ground floor, the attractive double aspect accommodation has an impressive formal drawing/dining room featuring three picture windows with working shutters and intricate period detailing. There is a well-equipped kitchen with a range of contemporary units with granite work surfaces and a breakfast bar.

The spacious lower ground floor accommodation has a generous master bedroom with a bank of fitted wardrobes and a very well appointed en suite bathroom. In addition there is a further double bedroom and stunning shower room.

As an added bonus, the property benefits from two fully refurbished vaulted rooms which provides two sizeable linked spaces. The current owners use one as a media room and the other as a study.

Outside, there is a pretty courtyard.



Situation

Upper Church Street is located in a highly sought after residential area, adjacent to the world famous Royal Crescent and close to the excellent local amenities on nearby St James's Square, which include a doctors and dental practice, pharmacy, organic green grocers, florists, hair dressers, deli/café and news agent.

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.

General Remarks and Stipulations

Tenure

Leasehold – 999 years from 1 January 1986.

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.

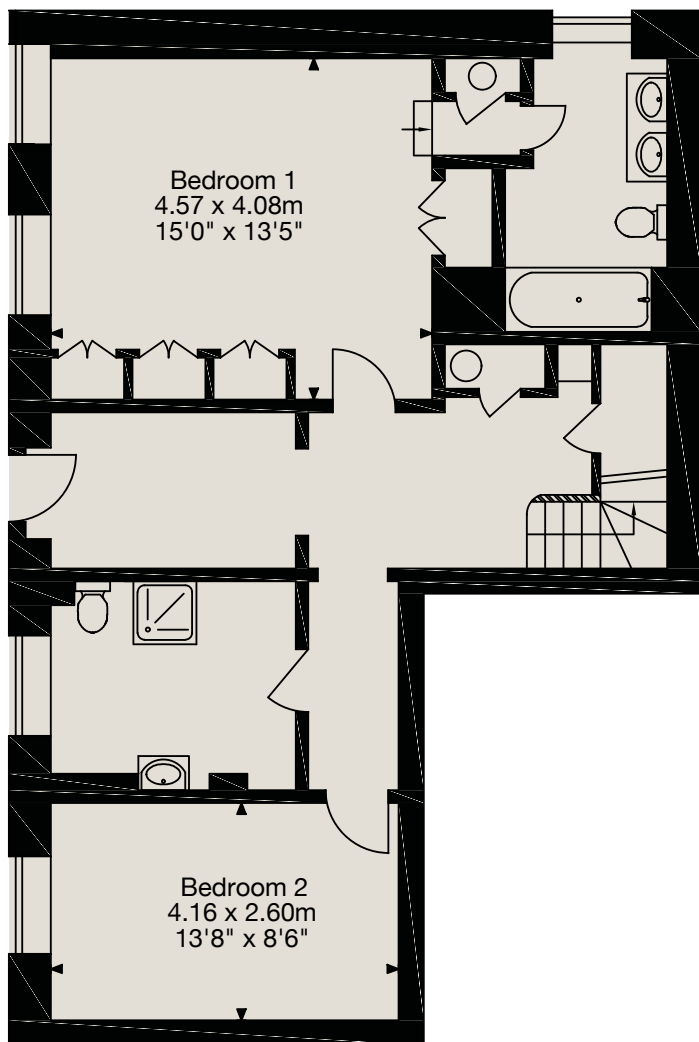
Local Authority

Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

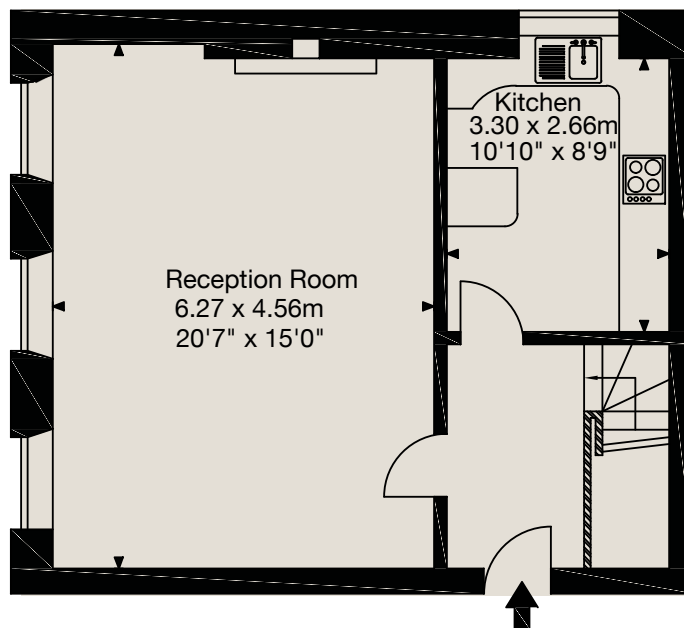
Viewings

Strictly by appointment with Savills.

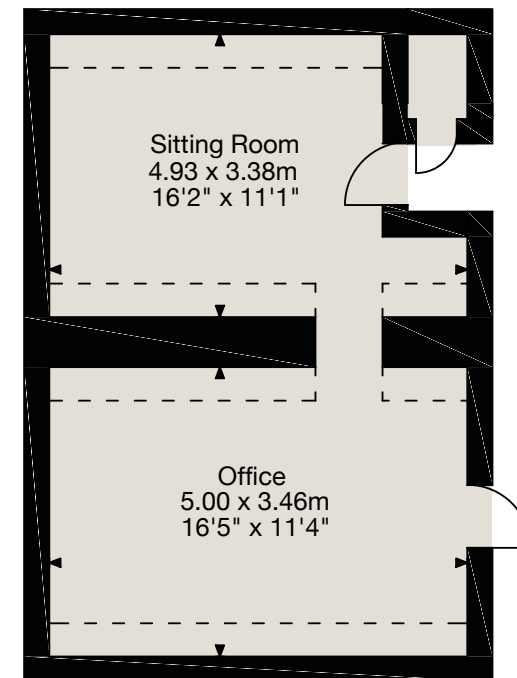




Lower Ground Floor



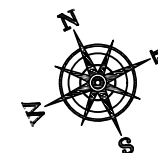
Ground Floor



Detached Vaults

8 Upper Church Street,
Bath, BA1 2PT

Main House
1216 Sq Ft - 113 Sq M
Detached Vaults
398 Sq Ft - 37 Sq M
Total Area
1614 Sq Ft - 150 Sq M



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190605CF

Savills Bath
Edgar House, 17 George Street
Bath, BA1 2EN
bath@savills.com
01225 474550

