



3 bedroom apartment with parking and a balcony

St. Swithins Yard, Bath

Leasehold

savills

Entrance hall • Drawing/dining room • Kitchen/breakfast room • 3 bedrooms (two with en suite shower rooms) • Bathroom • Balcony • Private parking • Communal gardens

Description

Number 9 St Swithins Yard is a very special three bedroom maisonette, located on the first and second floors of this iconic building. Ornate automated iron gates open onto a drive which leads past St. Swithins Yard to a riverside parking area and residents communal garden.

The apartment is entered at first floor level into a good size hallway with useful storage cupboard. The drawing/dining room is a magnificent room with excellent ceiling height and a terrific triple aspect outlook, with doors to a balcony where river and city views can be enjoyed. There is a kitchen/breakfast room adjacent with a range of base and wall units with integrated appliances.

The apartment has two double bedrooms on the first floor (one with an en suite shower room) plus an additional family bathroom.

On the second floor is another bedroom with en suite shower room as well as under eave storage.

Externally

The apartment has the added benefit of a balcony as well as communal gardens. There is also a private parking space.





Situation

St. Swithins Yard can be found next to St. Swithins Field, adjacent to the River Avon. This former school is just off Walcot Street, which has long been considered Bath's artisan quarter with a vibrant selection of independent craft and curio shops.

The centre of the World Heritage City of Bath is close by at less than 0.5 miles away. Bath is a city famed for its Roman baths and Georgian architecture that offers a wide variety of educational, cultural, leisure, sports and shopping facilities, along with a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 11 miles north.

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

Tenure

Leasehold (999 years (less 3 days) from 1 January 2000)

Energy Performance

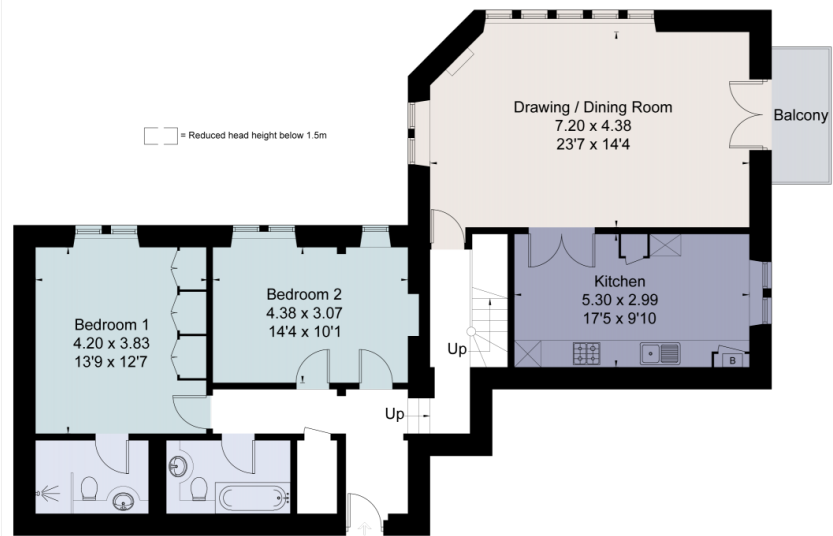
A copy of the full Energy Performance Certificate is available upon request.

Viewing

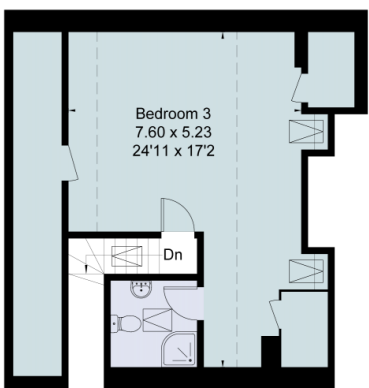
Strictly by appointment with Savills.



Approximate Area = 160.9 sq m / 1732 sq ft
Including Limited Use Area (27.2 sq m / 293 sq ft)
For identification only. Not to scale.
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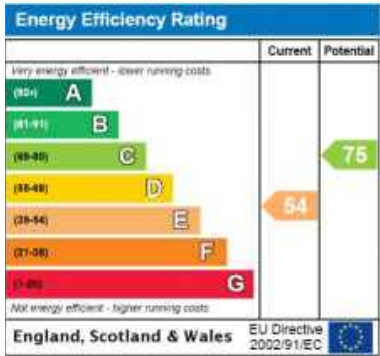


First Floor



Second Floor

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