



**FLAT 4, 3 PARAGON,**  
Bath

Carter Jonas



## FLAT 4, 3 PARAGON, BATH, SOMERSET, BA1 5LX

Communal hallway • Reception hall • Living room •  
Kitchen • Two bedrooms • Shower room • Large balcony  
EPC rating E

### DESCRIPTION

Set within this central Grade I Listed concave terrace of buildings built between 1768-1775, is this light and spacious first floor apartment with a wealth of period features that include original fireplaces, large sash windows and working wooden shutters.

Of particular note is the recently reinforced wrought iron balcony running the entire span of the rear of the property, having a south easterly aspect with views over the hustle and bustle of Walcot below and across the city. A reception hall leads to the bedroom at the front of the building with views up Guinea Lane through the two large sash windows. Again off the hall, is the spacious shower room and the living room.

The living room has high ceilings, the original fireplace with marble surround and two large sash windows taking in the exceptional view and leading out onto the balcony. Off the living room is a fitted kitchen with base and wall mounted storage cabinets and a further bedroom, again with the view and access to the balcony.

### SITUATION

The property is in an excellent central Bath position, on The Paragon, within one of the most historic and architecturally renowned Georgian areas in Bath just around the corner from The Assembly Rooms, The Circus and Royal Crescent.

## A LIGHT AND SPACIOUS FIRST FLOOR TWO BEDROOM APARTMENT WITH A LARGE BALCONY WITH STUNNING VIEWS ACROSS THE CITY.





The city centre is directly on your doorstep with an amazing array of shopping, restaurants, bars, cafes, museums, galleries, classic historic architecture and Waitrose is approx. 100 metres along the road. There are excellent communications and approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (from 82 minutes).

## ADDITIONAL INFORMATION

**Tenure:** Leasehold, 125 years from 1996 (97 years remaining).

**Ground Rent:** £10 per annum.

**Service Charge:** Approximately £120 pcm to include buildings insurance.

**Planning:** The property is Listed Grade I.

**Services:** Mains electricity (electric heating), water and drainage are connected.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band B

**EPC:** Band E

**Viewing:** Strictly by appointment with Carter Jonas.

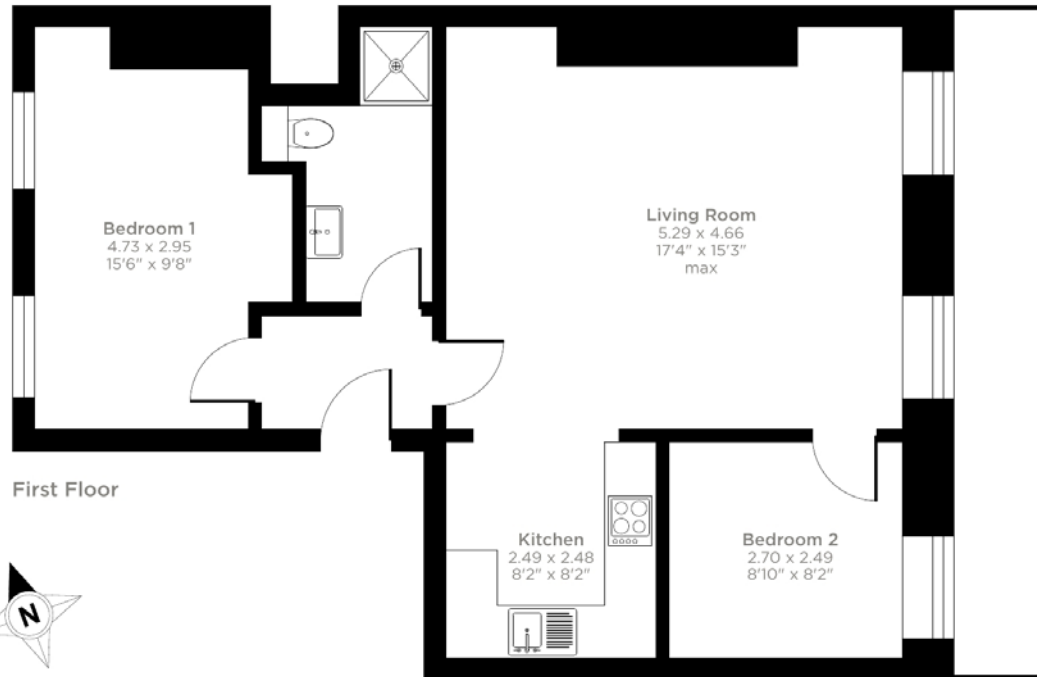




## Paragon, Bath, BA1

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



First Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Carter Jonas. REF: 1208311



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