



**SOMERSET PLACE, BATH, BA1 5AD**

£4,000 per month\*

**Carter Jonas**

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## SOMERSET PLACE, BATH, SOMERSET

- Sitting Room
- Kitchen/Dining Room
- 3 Bedrooms
- 2 Bathrooms
- Utility cupboard
- Wonderful terrace and garden

### THE PROPERTY

11 Somerset Place is an elegant Grade I Listed Georgian maisonette close to Bath city centre and forms part of the acclaimed serpentine line of buildings extending from Lansdown

Place East. Recently renovated to a particularly high spec, no. 11 offers stylish and immaculate accommodation. Upon entering the grand reception hallway, the private entrance leads to an inner hallway through to Living Room with sash windows facing south across the Gardens at Somerset Place and to Bath beyond. To the rear of the ground floor is the Kitchen/Dining Room having French Doors out onto the terrace and garden. The kitchen has all integrated appliances of fridge/freezer, double oven and separate induction hob, dishwasher and wine cooler fridge. There is also a cloakroom on the ground floor. Stairs lead down from the private hallway to master bedroom, having built in wardrobes and large en suite bathroom having bath and separate walk-in shower. There are French doors from the master bedroom onto a lower courtyard. There are two further bedrooms on this floor, one having walk in wardrobe, and a 2nd bathroom with shower over bath in addition to a washing machine in a small utility room.

Accessed from the Kitchen/Dining room, the rear garden and terrace has been elegantly terraced and offers seating areas and an area of lawn. Permit parking is available

Many local amenities are provided in nearby St. James's Square, Margaret's Buildings and Brock Street that offer a variety of shops

including a café, newsagent, chemist, florist and deli, along with art galleries and restaurants. Royal Victoria Park is also nearby.

A most stunning Ground and Lower Floor Maisonette with 3 bedrooms, 2 bathrooms, wonderful private rear terrace and garden in one of Bath's most elegant locations.



The city of Bath is within a short walk.

This really is a most impressive apartment situated in one of Bath's most elegant locations. Offered unfurnished and available from the beginning of August.

Available for an initial 12-month tenancy.

EPC Rating D. Council Tax Band G (please see BANES website for current cost)

Mains electric, gas and metered mains water.

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## **ADDITIONAL INFORMATION**

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Bath and North East Somerset, Bath - Council Tax Band G
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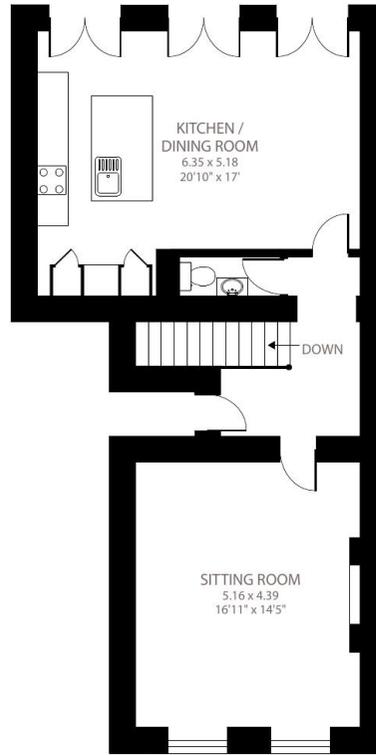
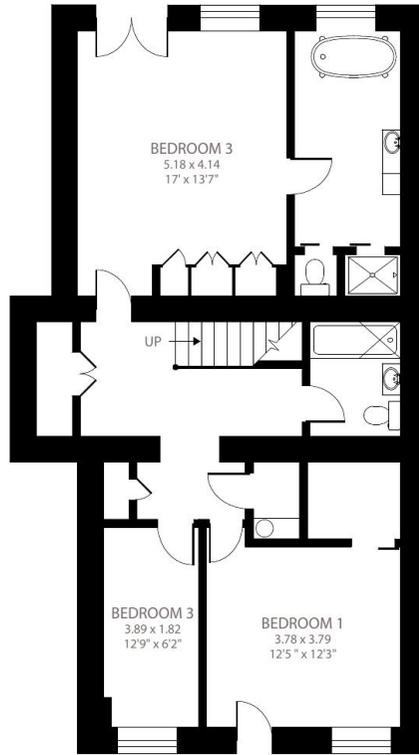
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# Somerset Place, Bath, BA1

Approximate Area = 1640 sq ft / 152.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2022. Produced for Carter Jonas. REF: 874835

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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