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## THE APARTMENT COMPANY®



### Kensington Chapel Beautiful contemporary penthouse

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The Apartment Company are delighted to bring to the market this unique penthouse apartment. The property is sure to impress with its excellent use of space and design. Comprising; Sitting room leading to roof terrace, kitchen/diner with high gloss units and fully fitted appliances, master suite with its own bathroom, dressing area and staircase to bedroom, second double bedroom with en suite and a further cloakroom. In the basement of the building each apartment has its own substantial lockable storage area. The Chapel is situated just a short level walk into town and is set back from the road. The property has private gated parking accessed from the rear with allocated spaces. The property is convenient for Bath life and also access to the M4, there are excellent bus links close to the property along with a range of local shopping.

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£450,000 to £500,000

# Penthouse apartment with private parking

Penthouse apartment | Two double bedrooms | Beautifully decorated | Lift access | Outside space | Gated parking | Short walk from the city centre

## SITTING ROOM

**19'7 x 13'5 (6.0m x 4.1m)**

Bi folding doors leading to the balcony. Wall mounted radiator with glass screen. Up lighting.

## KITCHEN/DINER

**21'6 x 15 (6.6m x 4.6)**

Kitchen comprising; window to side elevation. Fully fitted kitchen with wall and base cabinets. Integrated fridge and freezer, Bosch oven, washing machine and dishwasher. Four ring gas hob with stainless steel extractor fan. 1.5 sink with mixer tap and draining board. Glass splash backs. Dining area comprising; wall mounted radiator with glass screen. Spot lighting.



## MASTER BEDROOM SUITE

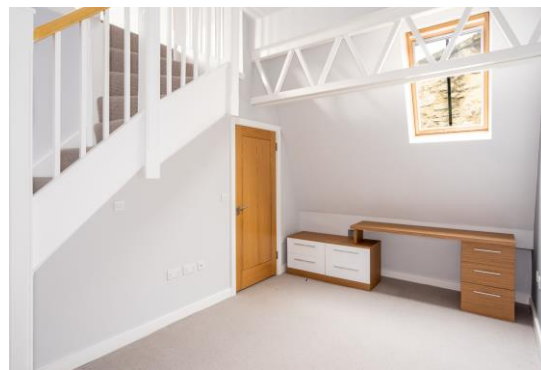
**15'4 x 9'3 (4.7m x 2.8m)**

Master bedroom over a mezzanine level. Lower level comprises; velux window, fitted wardrobes, wall mounted radiator, TV point. Stairs leading up to bedroom.

## MEZANINE

**11'9 X 9'6 (3.6m x 2.9m)**

Velux window, wall mounted radiator, up lighting, spot lighting, TV point, smoke detector.



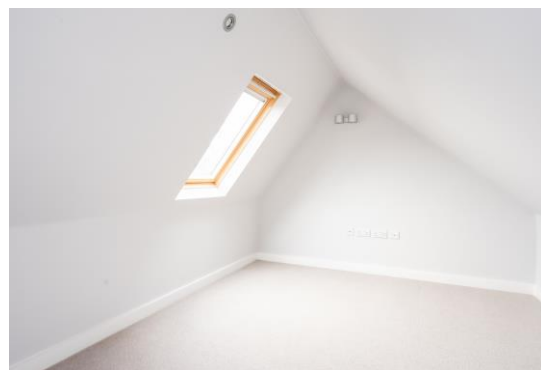
## ENSUITE

En-suite comprises; walk in shower with rainfall shower head and hand-held shower head. Wash hand basin with mixer tap and vanity mirror above with LED lighting. Low level WC. Chrome heated towel rail. Shaving point. Spot lighting. Extractor fan. Tiled throughout.

## BEDROOM

**18'10 x 14 (5.8m x 4.3)**

Glass door leading out to balcony. Wall mounted radiator. TV point. Spot lighting.



## ENSUITE

Tiled bath with mixer tap and hand held shower head. Wash hand basin with mixer tap and metal cabinets below. Vanity mirror with LED lighting. Low level WC. Chrome heated towel rail. Spot lighting. Extractor fan. Shaving point.

## CLOAKROOM

Wash hand basin with mixer tap and vanity mirror above with LED lighting. Low level WC. Chrome heated towel rail. Tiled throughout. Spot lighting. Extractor fan.



#### STORAGE CUPBOARD

Storage cupboard housing combi boiler, fuse box and wall mounted radiator.

#### HALLWAY

Entry phone. Thermostat.

#### ADDITIONAL INFORMATION

Tenure: Leasehold

Length of lease: 991 Years

Management Company: Kensington Chapel (Bath)

Management Company Ltd

Service Charge: Approx. £2,000

Ground Rent: Included in the service charge

Council Tax Band: C

Local Authority: Bath & North East Somerset

The apartment is within an 18<sup>th</sup> century Grade II chapel built by the famous architect John Palmer in 1795 and converted between 2010 and 2012.

The chapel was one of only two churches in England without a parish!

#### VIEWING ARRANGEMENTS

The Apartment Company

4 Queen Street

Bath

BA1 1HE

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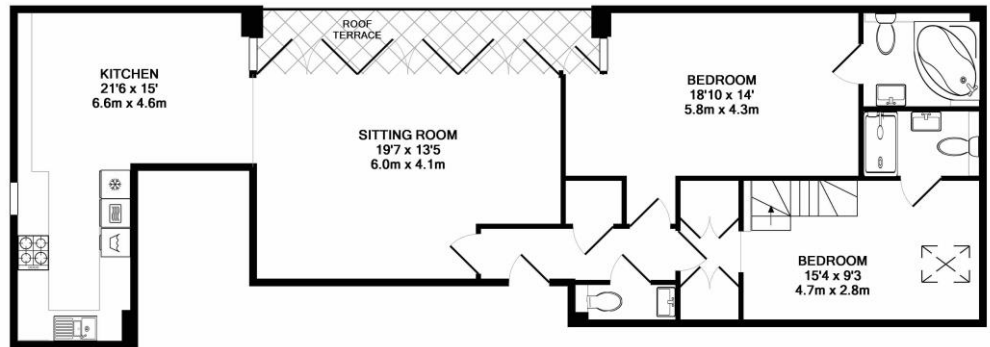


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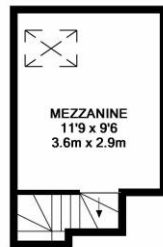
THE APARTMENT  
COMPANY®



GROUND FLOOR  
APPROX. FLOOR  
AREA 1029 SQ.FT.  
(95.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1161 SQ.FT. (107.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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MEZZANINE LEVEL  
APPROX. FLOOR  
AREA 132 SQ.FT.  
(12.3 SQ.M.)



## THINKING OF SELLING YOUR PROPERTY?

Give our sales team a call today  
on 01225 471 144



## Kensington Chapel

Kensington Chapel, Bath, BA1 6FW

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