

SALES

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01225 303 870

sales@theapartmentcompany.co.uk  
lettings@theapartmentcompany.co.uk  
www.theapartmentcompany.co.uk



## THE APARTMENT COMPANY®



### Circus Mansions Georgian one-bedroom apartment

The Apartment Company are delighted to bring to the market this fabulous one bedroom top floor apartment, situated in Bath's historic Circus. Comprising; open plan kitchen/sitting room with windows facing into The Circus, double bedroom and modern shower room this bijoux apartment makes a great city pad. The property also boasts a communal courtyard and added storage space in the well-maintained communal hallway. The opportunity to purchase a property in The Circus is very rare and this apartment will attract a high amount of interest, early viewing is recommended.

£250,000 to £280,000

# Situated on The Circus

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Georgian | Grade I Listed | One bedroom | Open plan sitting room/kitchen | Highly sought-after location  
| Views of The Circus | Approx. 391 Sq. ft

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## SITTING ROOM/KITCHEN

**16'5 x 13'1 (5.0m x 4.0m)**

Two sash windows to side elevation overlooking The Circus. Two wall mounted radiators. Spotlighting. TV point. Fully fitted kitchen with range of wall and base cupboards. Integrated fridge, oven, four ring gas hob, extractor fan and washing machine. Under cupboard lighting. Stainless steel sink with drainer. Tiled to splash prone areas. Smoke detector.



## BEDROOM

**10'6 x 9'10 (5.0m x 4.0m)**

Sash window to side elevation overlooking the circus. Wall mounted radiator. Spotlighting. TV point.



## BATHROOM

Walk in shower with glass splashback. Wash hand basin with mixer tap and mirror above. Low level WC. Chrome heated towel rail. Tiled throughout. Spot lighting. Extractor fan.

## STORAGE CUPBOARD

Worcester combi boiler. Space for shelving.

## HALLWAY

Spotlighting. Smoke detector. Wall mounted radiator. Loft access. Window to side elevation. Entry phone.





#### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Years: 999  
Management Company: HML Chilton  
Service Charge: £1300 per annum  
Ground Rent: Included in service charge  
Council Tax Band: C  
Local Authority: BANES  
Parking: Residents Parking Permit

#### VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company  
4 Queen Street  
Bath  
BA1 1HE

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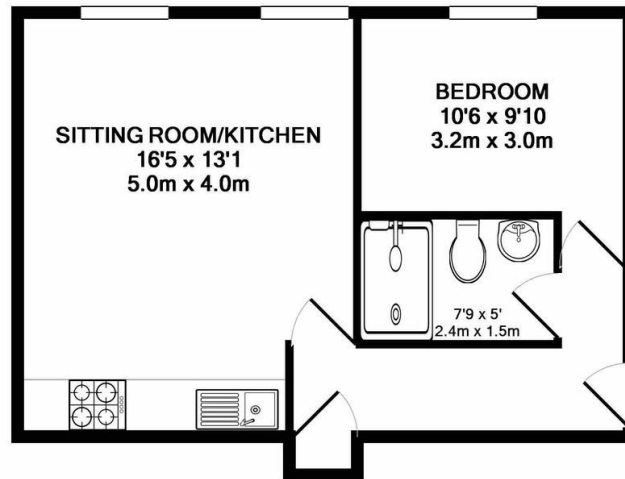


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TOTAL APPROX. FLOOR AREA 391 SQ.FT. (36.4 SQ.M.)

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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## THINKING OF SELLING YOUR PROPERTY?

Give our sales team a call today  
on 01225 471 144



## Circus Mansions

Circus Mansions, Brock Street, Bath, BA1 2LJ

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