



**17 NEW KING STREET**  
Bath

Carter Jonas



## GARDEN MAISONETTE, 17 NEW KING STREET, BATH, SOMERSET, BA1 2BL

- Bath Spa Station 0.5 miles
- London (Paddington) from 90 minutes

Reception hall • Two double bedrooms • Bathroom  
• W.C • Kitchen/breakfast room • Sitting room •  
Conservatory • Utility room • Storage vaults • South  
facing garden  
EPC rating TBC

### DESCRIPTION

This is a really charming two bedroom property with light and spacious rooms set across the ground floor and garden level of this Grade II Listed central Georgian townhouse.

The ground floor has two double bedrooms accessed off the welcoming reception hall. Wide stairs go down to the garden level hall, leading to the front courtyard with access to the two large vaults, one having been converted to a utility room. At the front of the property is a kitchen/breakfast room opening through into the sitting room, creating an excellent living space and ideal for entertaining. At the far end of the hall is a large bathroom with a separate shower cubicle and a separate W.C. is under the staircase.

The sitting room has access into an extended conservatory, overlooking and opening onto the level south facing garden. It has large high walls providing privacy and having a selection of fruit trees for shade. The garden has access from both the ground and garden levels.

### SITUATION

New King Street is conveniently located in the city centre, with all of its amenities and leisure facilities – including Royal Victoria Park with 57 acres of open parkland and botanical gardens – within easy walking distance.

**A WELL-PRESENTED, LIGHT AND SPACIOUS TWO BEDROOM MAISONETTE WITH A STUNNING SOUTH FACING GARDEN.**





Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries. The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities. Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold, share of freehold. 999 year lease from 1986. Ground rent £40 per annum

**Services:** All mains services are connected.

**Council Tax:** Band C

**Viewings:** Strictly by appointment with Carter Jonas





# Garden Maisonette, 17 New King Street

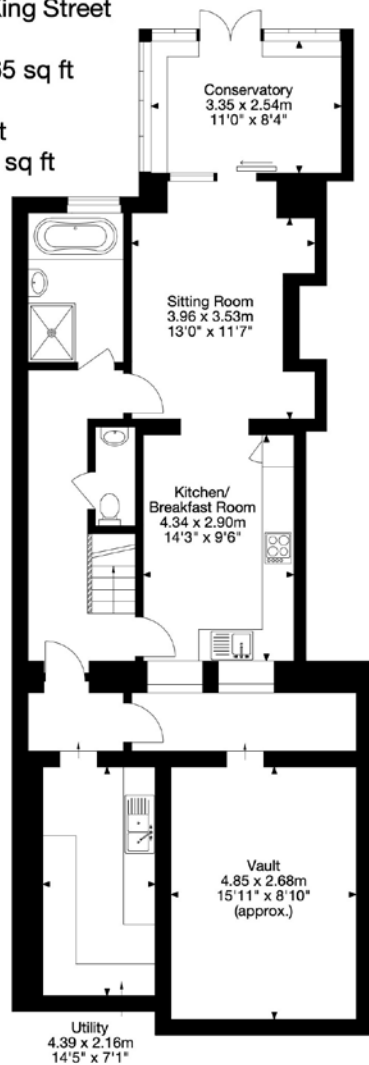
Gross Internal Area (Approx.)

Main House = 108 sq m / 1,165 sq ft

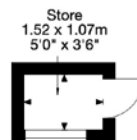
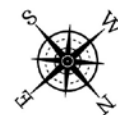
Vault = 17 sq m / 185 sq ft

Outbuilding = 1 sq m / 17 sq ft

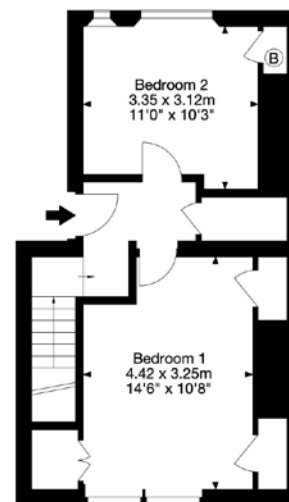
Total Area = 126 sq m / 1,367 sq ft



Garden Floor



Outbuilding



Ground Floor



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