



**22 CHARLOTTE STREET & 17A MONMOUTH PLACE**  
Bath

**Carter Jonas**



## 22 CHARLOTTE STREET & 17A MONMOUTH PLACE, BATH, SOMERSET, BA1 2ND

**AN INVESTMENT OPPORTUNITY TO PURCHASE A FREEHOLD LANDMARK GRADE II LISTED BUILDING, THE START OF A TERRACE LEADING TO QUEEN SQUARE COMPRISING THREE APARTMENTS AND ONE THREE STOREY BOUTIQUE TOWNHOUSE.**

### ACCOMMODATION

Two x2 bedroom apartments and one x1 bedroom apartment, one being a maisonette spanning ground and lower ground floor with access to large vaults. One three storey townhouse with one bedroom and access to some vaulted storage.

### DESCRIPTION

Sitting at a landmark point of entry to the centre of Bath is this well-known building built in the early 1800's forming part of both Charlotte Street and Monmouth Place. The property has been let for many years and now vacant. The middle flat has been partially renovated and now only needs new flooring and skirting boards installing. The one bedroom boutique townhouse numbered 17a Monmouth Place is integrated into the whole building with the top floor apartment spanning over the top of it. There are two entrances, one to the apartments and the townhouse has its own front door. The townhouse has been and continues to be rented as an Airbnb with good returns. To be sold with vacant possession, an ideal holiday or long term let for an investor.

### SITUATION

Situated just off the famous Queen's Square, Charlotte Street is perfectly located to safely explore this beautiful city without any need for transport. Within a 3 minute walk, you can be at The Royal Crescent, the Roman Baths, the Thermae Spa, Royal Victoria Park or at the main bar and restaurant district.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Council Tax:** Band B for all apartments, A for the townhouse.

**EPC:** Band E for all apartments, band E for the townhouse.

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





# Charlotte Street, Bath, BA1

Approximate Area = 573 sq ft / 53.2 sq m

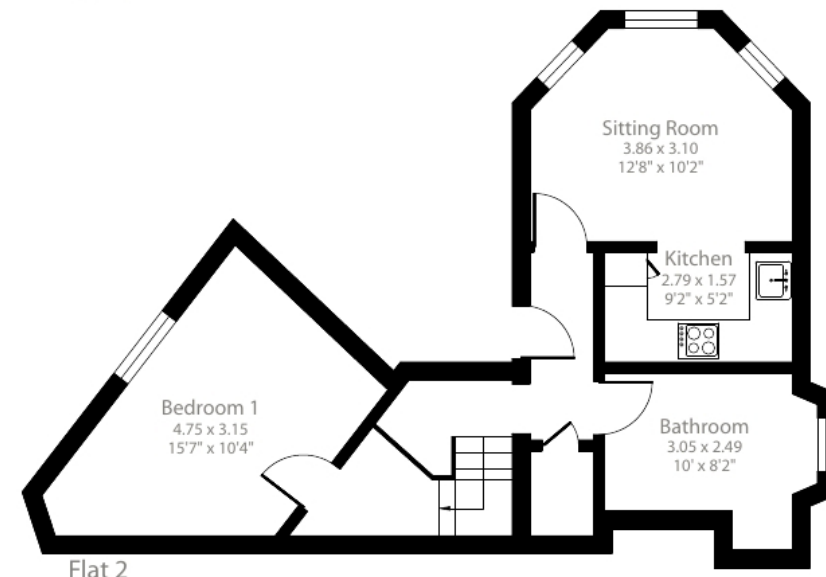
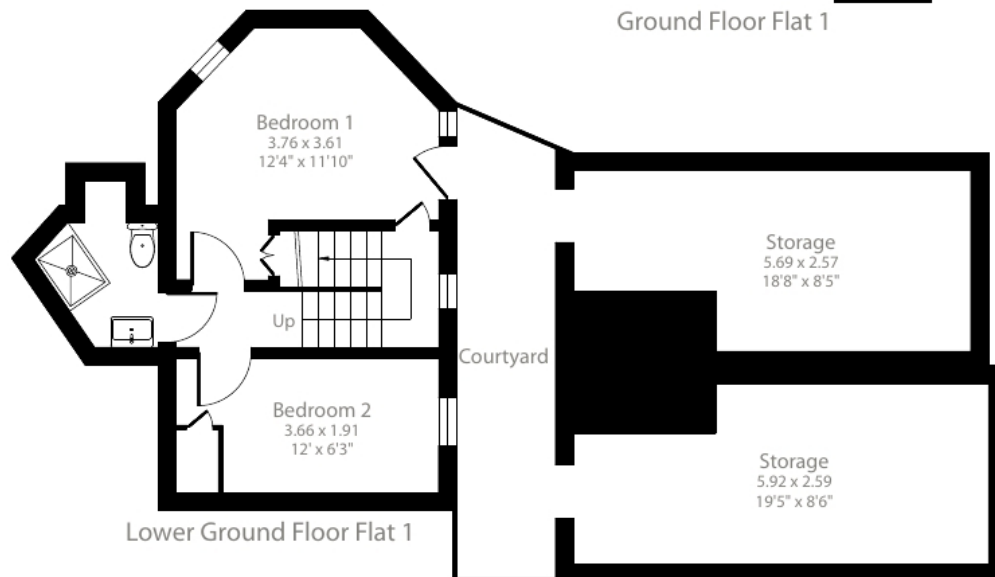
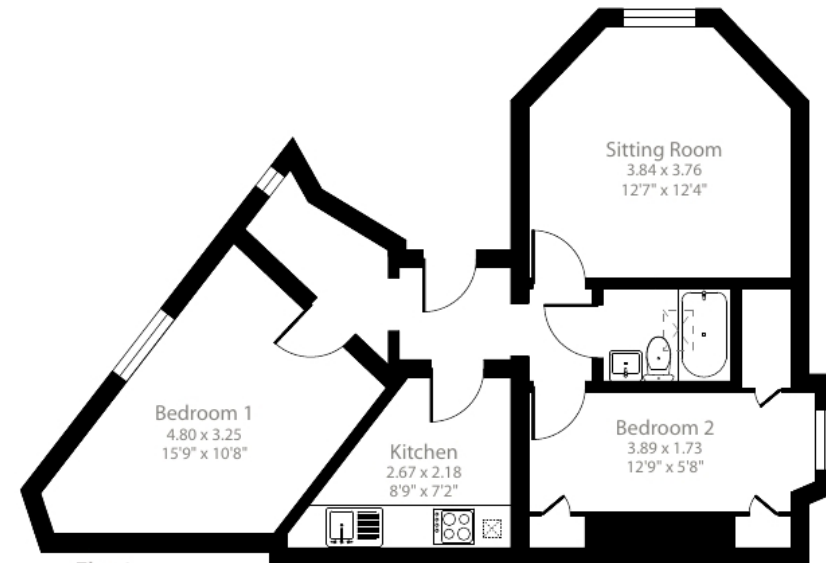
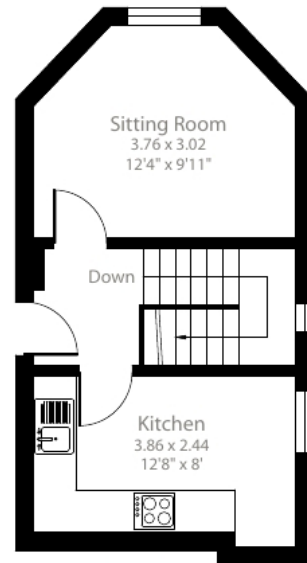
Approximate Area = 471 sq ft / 43.7 sq m

Approximate Area = 562 sq ft / 52.2 sq m

Storage = 337 sq ft / 31.3 sq m

Total = 1943 sq ft / 180.4 sq m

For identification only - Not to scale



# 17a Monmouth Place - Boutique Town House



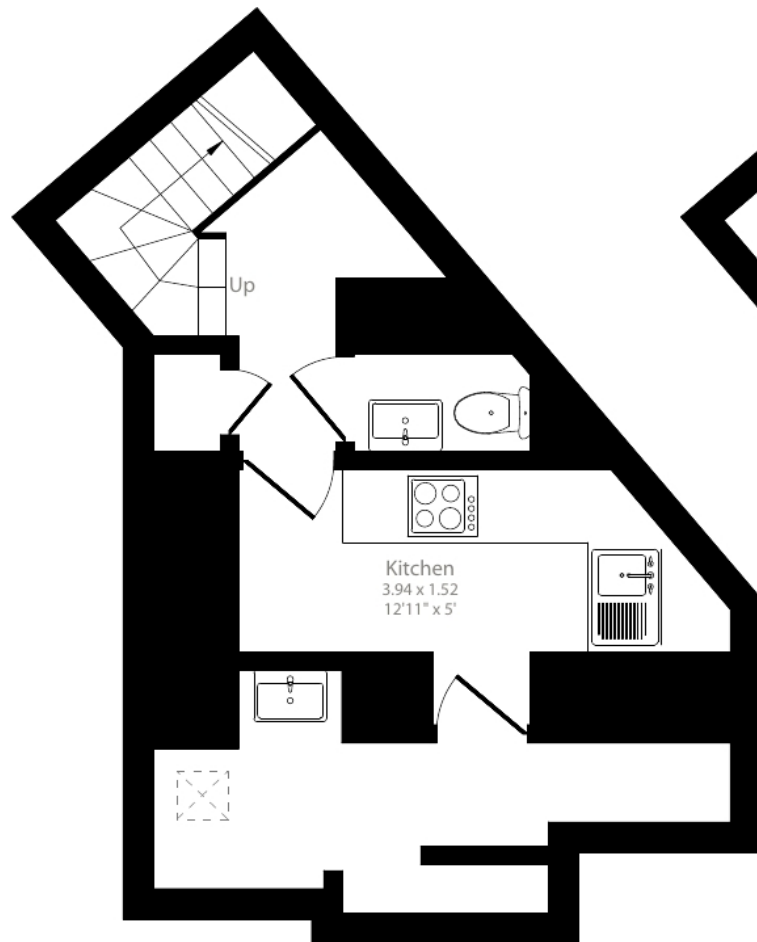
Lower Ground Floor = 262 sq ft / 24.3 sq m

Ground Floor = 196 sq ft / 18.2 sq m

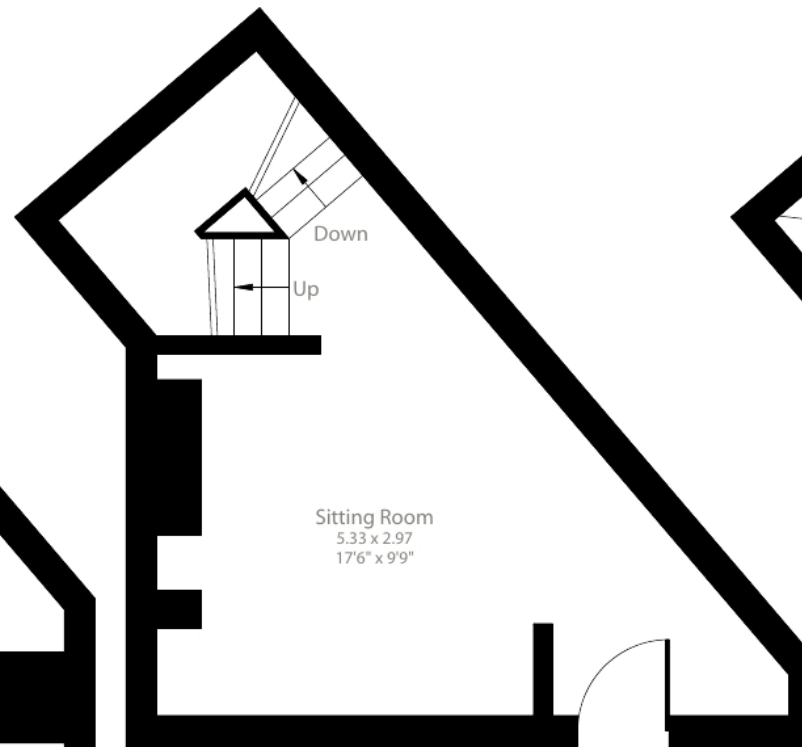
First Floor = 196 sq ft / 18.2 sq m

Total = 654 sq ft / 60.7 sq m

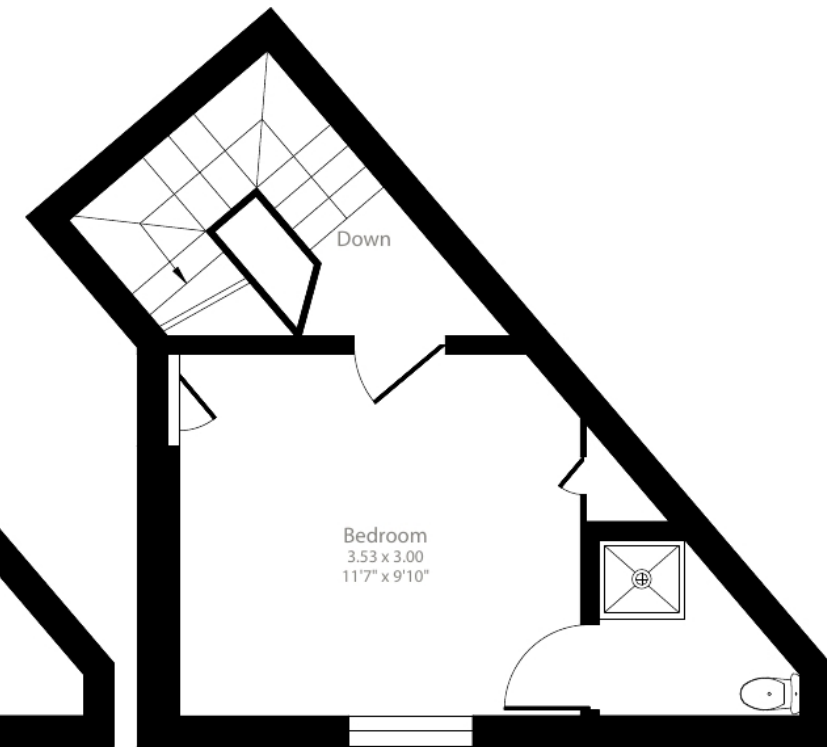
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Lower Ground Floor



Ground Floor



First Floor



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#### **IMPORTANT INFORMATION**

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