



**10 CIRCUS MEWS**  
Bath

Carter Jonas



## 10 CIRCUS MEWS, BATH, SOMERSET, BA1 2PW

Living room • Kitchen • WC • Two bedrooms • Two en suite bathrooms • Allocated off-street parking for one car

### DESCRIPTION

Circus Mews is quietly tucked away in a small courtyard of four properties centred around the communal outdoor space and parking area. This excellent property has been decorated beautifully throughout and offers perfect mews style accommodation with an off-street parking space. This charming home would suit anyone looking to be in a quiet spot whilst also a stone's throw from all the artisan delights of Bath.

The accommodation is arranged over two floors, with a compact kitchen to the front along with a spacious full width open plan living and dining room to the rear, with engineered oak flooring in the living room and hallway. Glazed doors lead from the living area directly onto a paved pathway to the rear.

There are two good sized double bedrooms, both with built in storage and en suite bath and shower rooms. The principal bedroom has glazed doors opening onto a Juliette balcony.

### SITUATION

Circus Mews is perfectly placed in a quiet, sought after position to the rear of The Circus and adjacent to Margarets Buildings, a pedestrianised street offering wonderful independent shopping, art galleries and restaurants. This attractive, highly praised development was built by the well-respected local developers, Kent Homes and Future Heritage over 25 years ago and has since become a hugely desirable residential location enjoying particularly easy walking access into Bath city centre.

**A PERFECT TUCKED AWAY TWO-BEDROOM PURPOSE-BUILT MEWS HOUSE IN A SUPERB LOCATION CLOSE TO MARGARETS BUILDINGS AND THE KINGS CIRCUS. WITH ONE ALLOCATED PARKING SPACE AND BEING SOLD WITH NO ONWARD CHAIN.**







The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, The Roman Baths and Pump Rooms, along with One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa facilities at the nearby five star Royal Crescent and Priory Hotels and a well-attended local tennis and boules club.

Many good state and independent schools are also on the doorstep which include St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.



## ADDITIONAL INFORMATION

**Tenure:** Leasehold, remainder of a 999 years from 1 July 1987.

**Service Charge:** £731.41 per annum.

**Ground Rent:** A white rose each Lady Day.

**Services:** Mains electricity, water and drainage.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band E.

**EPC:** Band C.

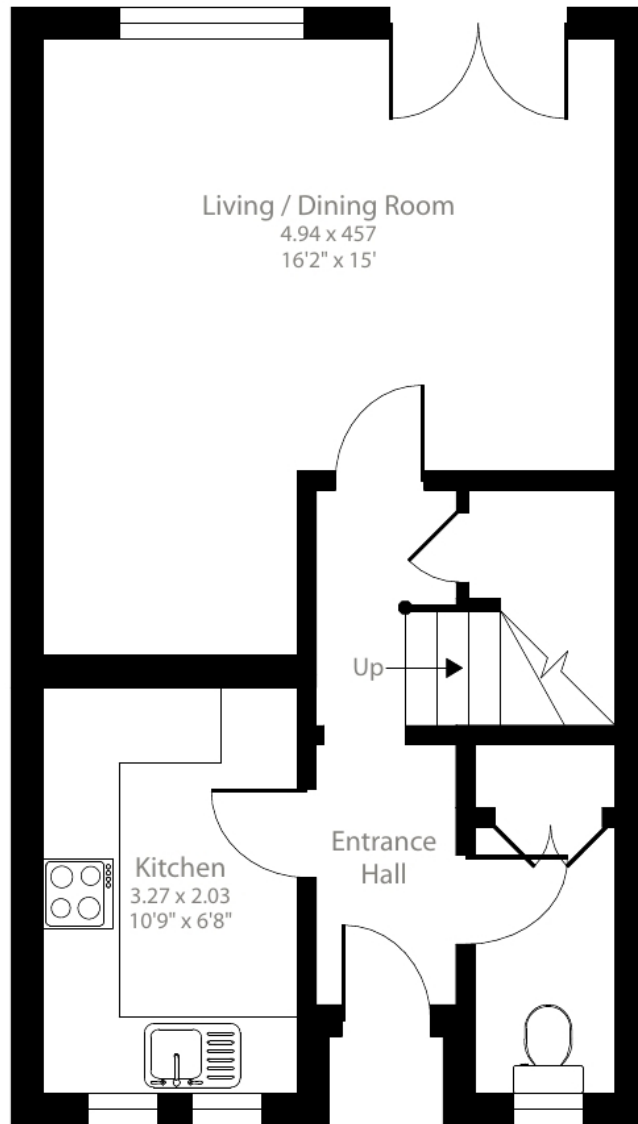
**Viewing:** Strictly by appointment with Carter Jonas.



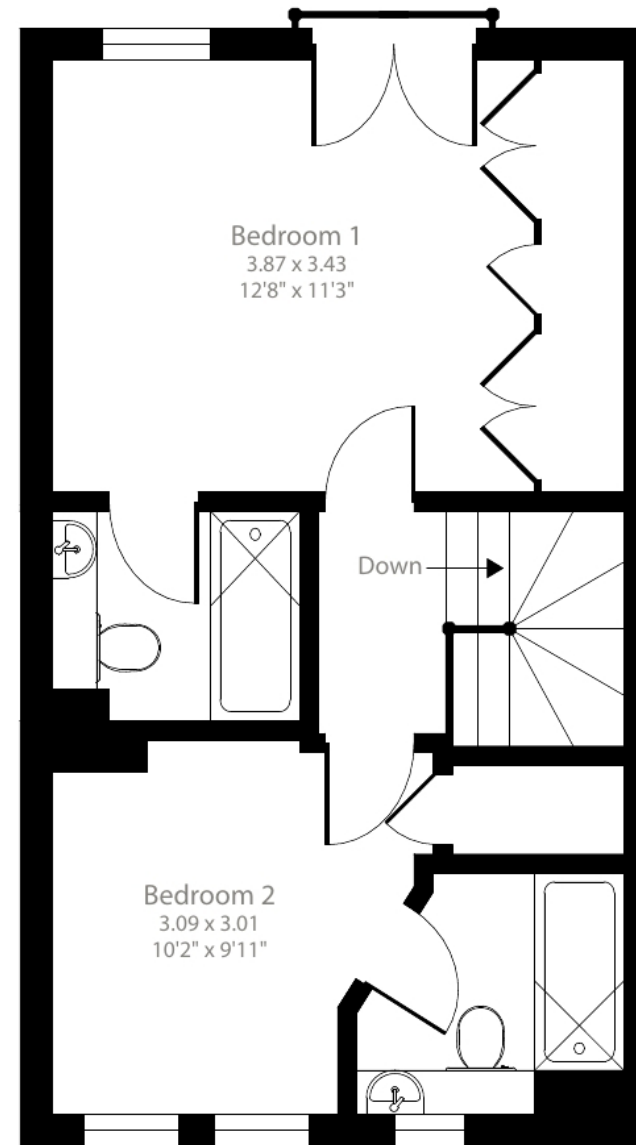
# Circus Mews, BA1

Approximate Area = 819 sq ft / 76.1 sq m

For identification only - Not to scale



Ground Floor



First Floor







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#### **IMPORTANT INFORMATION**

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