



36 DANIEL STREET
Bath

Carter Jonas

GARDEN FLAT, 36 DANIEL STREET, BATH, SOMERSET, BA2 6ND

A SUPERB GARDEN APARTMENT SITUATED ON DANIEL STREET JUST ACROSS FROM HENRIETTA PARK, GREAT PULTENEY STREET AND CLOSE TO THE CITY CENTRE OF BATH.

Entrance hall • Utility space • Kitchen/living/dining room
• Bedroom • Dressing room • Bathroom • Garden

DESCRIPTION

Sitting at the end of the sought after address of Daniel Street is this excellent apartment.

The property has the benefit of a rear courtyard garden of a good size with rear access. It also unusually has a dressing room adjacent to the bedroom that could also be used as an occasional bedroom for guests.

The property is accessed from steps at the front, there is a large porch with vaulted utility space which then leads in the living room. The living room is spacious and is open plan to the kitchen. There is ample room for a dining table and chairs as well as sofas and coffee table here.

To the rear of the property is the bathroom. The bathroom and main bedroom are accessed through a large dressing room where the current owners have a sofa bed, this room can therefore be used as an occasional second bedroom for guests.

The main double bedroom has access through a glazed door to the large west-facing rear courtyard garden. The garden is laid to patio slab and steps up to the rear gate out to Daniel Mews behind.







SITUATION

The property sits in an enviable but quiet location opposite Henrietta Park in Central Bath.

Henrietta Street leads directly to Laura Place with its central fountain and offers easy level access to the city centre with its excellent shopping, leisure and cultural facilities, as well as to the Bath Recreation Ground, home of Premiership side Bath Rugby Club.

Schooling in Bath is excellent and within easy reach are Widcombe Primary School, The Paragon School, King Edward's, Beechen Cliff, Monkton Combe, the Royal High School and Hayesfield Girls School.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There is a mainline rail link to London Paddington (journey time from 84 mins) and Bristol Temple Meads (journey time from 11 mins).

Junction 18 of the M4 motorway is approximately 9 miles to the north and Bristol International airport is some 19 miles to the west.



ADDITIONAL INFORMATION

Tenure: Leasehold, share of freehold (999 years from 25 March 1987)

Planning: The property is Grade II listed

Service Charge: £2,560 per annum

Ground Rent: No ground rent

Services: All mains services are connected

Local Authority: Bath and North East Somerset

Council Tax: Band C

EPC: Band C

Viewing: Strictly by appointment with Carter Jonas

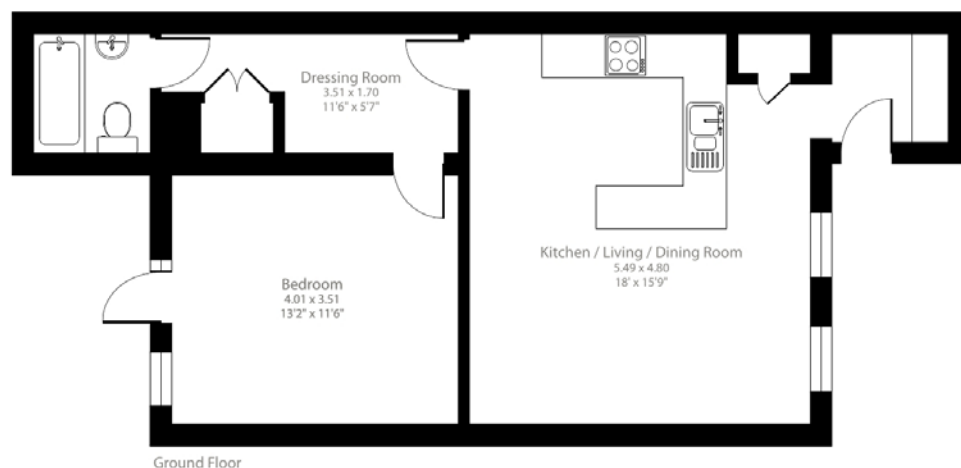




Daniel Street, Bath, BA2

Approximate Area = 594 sq ft / 55.2 sq m

For identification only - Not to scale



Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1268531

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