



3 SYDNEY PLACE
Bath

Carter Jonas

FLAT 3, 3 SYDNEY PLACE, BATH, SOMERSET, BA2 6NF

**A BEAUTIFULLY REFURBISHED GRADE LISTED FIRST FLOOR APARTMENT,
PROVIDING LIGHT FILLED ACCOMMODATION, CENTRALLY LOCATED AND
OVERLOOKING THE HOLBURNE MUSEUM.**

DESCRIPTION

The apartment has been tastefully refurbished while respecting the architecture and features of this elegant Georgian townhouse.

The main living room is impressive, with high ceilings, ornate coving and dado rail and two wide panelled windows framing The Holburne Museum and Sydney Gardens. The marble surround fireplace is a focal point of the room, with bespoke cabinetry either side. Original wooden floorboards run the length of the room.

The tastefully remodelled kitchen, in keeping with the rest of the apartment is accessed from the main living room.

The bedroom is at the rear of the property with shuttered windows, storage and shelving built in, and a beautifully refurbished bathroom with separate bath and shower completes the accommodation.

SITUATION

Sydney Place (home to Jane Austen 1801-1803, Queen Charlotte 1817, and William IV) is centrally located in the desirable area of Bathwick, with a short, level walk along Great Pulteney Street to the City centre amenities (Waitrose supermarket being 0.5 miles), museums, theatres and art galleries. Henrietta Park and Bath Recreation Ground, home to Bath Rugby are also a short level walk. The newly improved Sydney Gardens - with children's playground, tennis courts and canal access is directly opposite.



ADDITIONAL INFORMATION

Tenure: Leasehold (125 years starting 23 March 1989).

Planning: Grade I Listed

Service Charge: £1,765.00 per annum

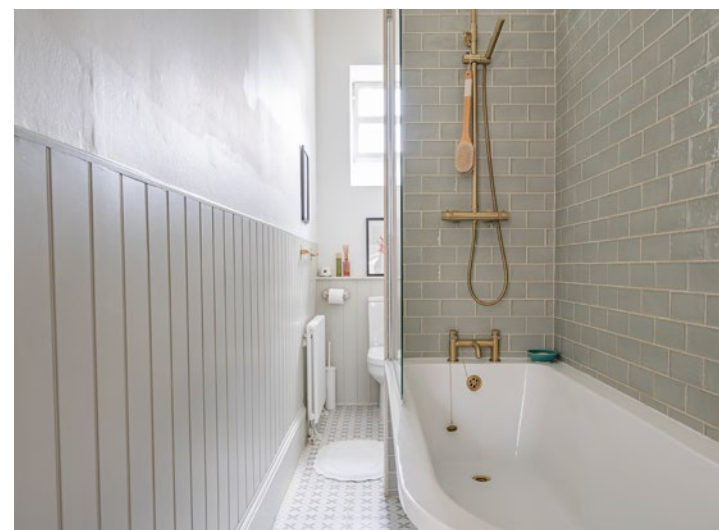
Ground Rent: £10 per annum

Local Authority: Bath and North East Somerset Council.

Council Tax: Band C

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.

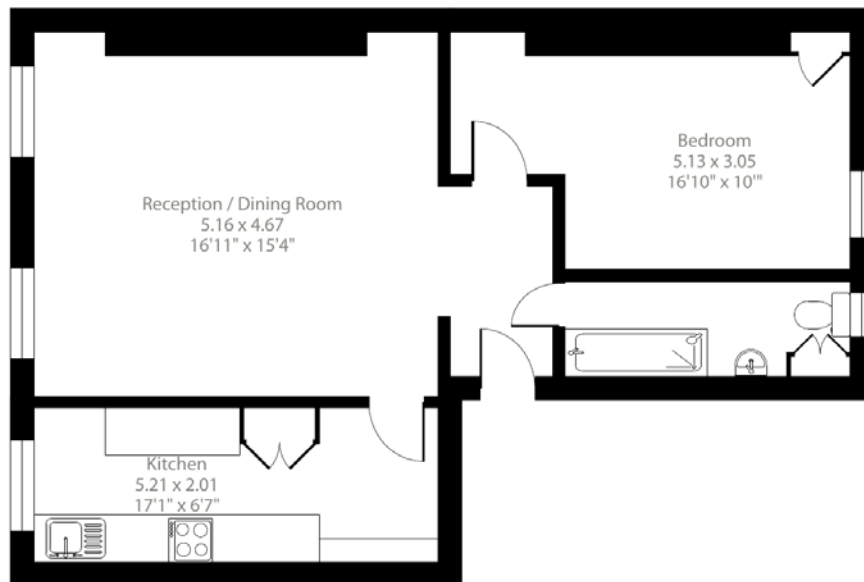




Sydney Place, Bath, BA2

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



First 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: 1268237

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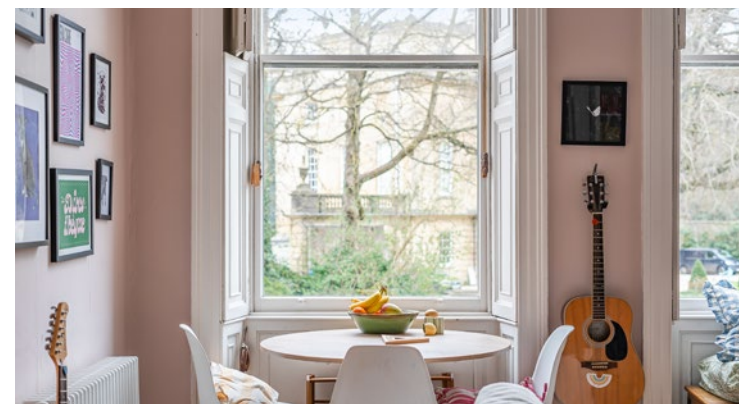
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