



**2 HENRIETTA STREET**  
Bath

Carter Jonas



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## FIRST FLOOR FLAT, 2 HENRIETTA STREET, BATH, SOMERSET, BA2 6LL

– Bath City Centre 0.2 miles  
– London Paddington from 82 minutes from Bath Spa  
Railway Station

Reception hall • Living/Dining room • Kitchen • Two  
bedrooms • Bathroom • Permit parking  
EPC rating D

### DESCRIPTION

A gorgeous first floor apartment within this Grade I Listed townhouse, designed by Pinch the Elder and built in around 1789. Being at the start of the terrace, it neighbours Great Pulteney Street and is overlooking Laura Fountain.

The main drawing room has two large sash windows with wooden shutters, a large open fireplace with marble surround and plasterwork corning. A door leads through to the fitted kitchen with integrated appliances and thick, hardwood worksurfaces.

Accessed off the reception hall are the two bedrooms and a lovely bathroom. The larger of the two bedrooms is at the rear of the building, overlooking the gardens of the properties behind.

### SITUATION

The property sits in an enviable location on Henrietta Street, a quiet road opposite Henrietta Park and leading directly into Laura Place with its central fountain and giving direct and level access to the city centre with its excellent shopping, leisure, and cultural facilities. The far side of Laura Place is the Bath Recreation Ground, home to Bath premier league rugby team as well as the leisure centre and open green space.

**A WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH  
STUNNING VIEWS IN AN EXCELLENT CENTRAL LOCATION.**



A short distance away is the Holburne Art museum with its café, set within Sydney Gardens and giving direct access to the Kennet and Avon Canal for excellent walking and cycling. Schooling in Bath is excellent and nearby is Widcombe Primary School, The Paragon School, King Edwards, Beechen Cliff and Hayesfield Girls School.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (999 years from 29th September 1982 – 957 years remaining).

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

**Service Charge:** £3,000 per annum (review date 1st April 2024).

**Ground Rent:** £30 per annum.

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

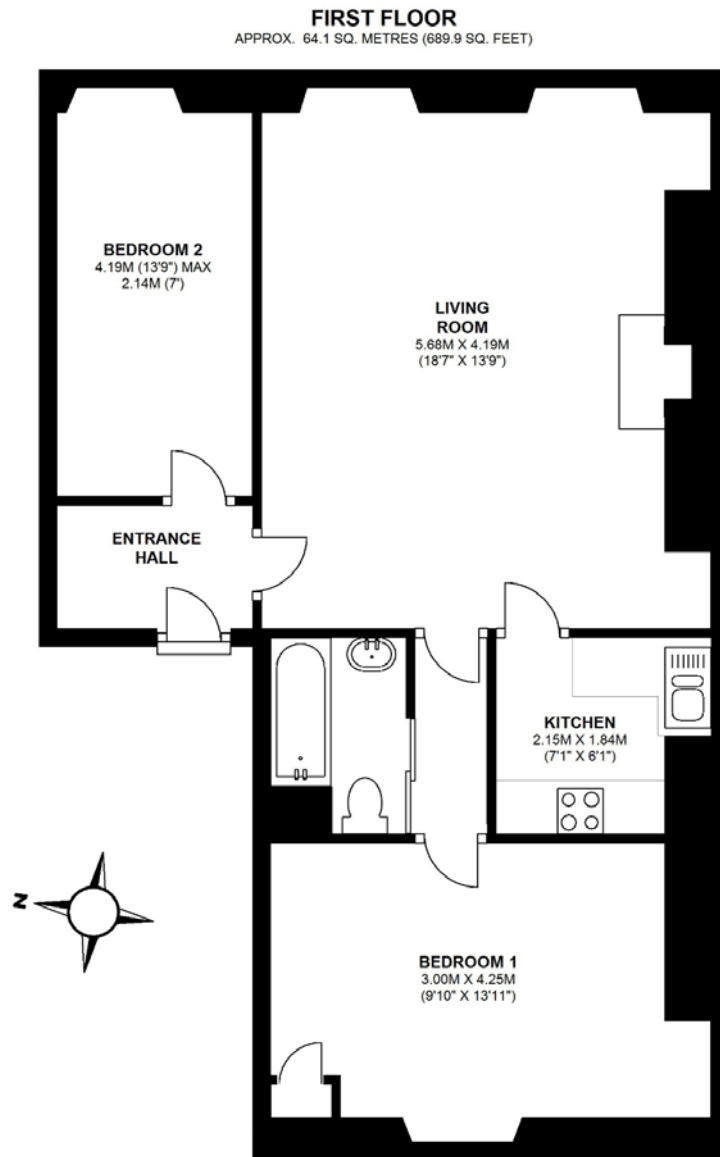
**Council Tax:** Band D

**EPC:** Band D

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







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