



St James's Square | Bath | BA1 2TS

£1,250 Per month



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EPC Band: D | Council Tax Band: A

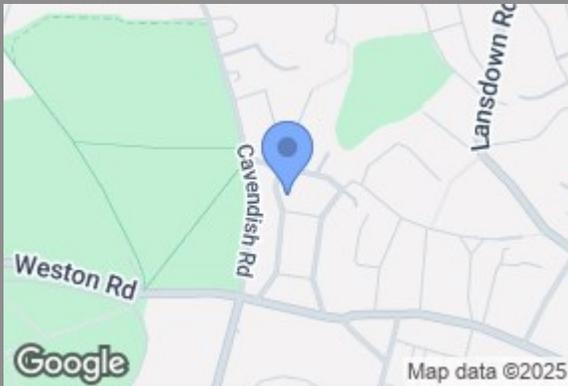
Nestled in the prestigious St James's Square, this Grade I listed apartment offers a blend of historic charm and modern luxury. Having just undergone a complete and comprehensive renovation, this property boasts a unique layout with a fresh aesthetic.

The apartment benefits from a generous private courtyard garden, providing a serene outdoor space perfect for enjoying a morning coffee or an evening glass of wine. The property also benefits from the private resident access to the square garden, further enhancing the appeal.

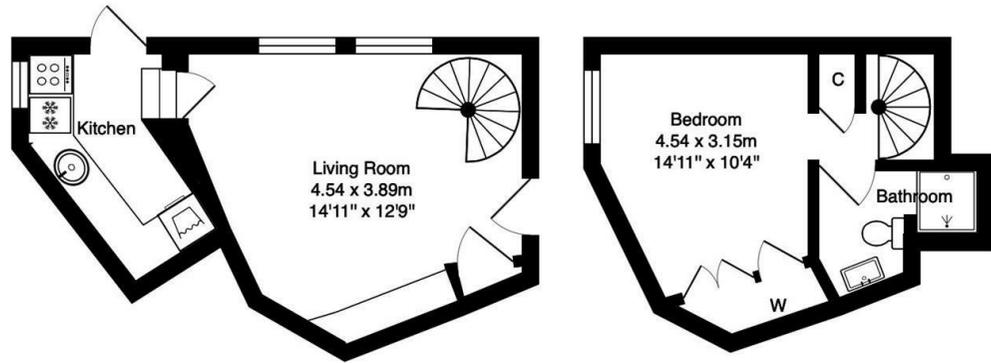
- Newly Renovated Apartment
- Fully Fitted Kitchen
- Private Courtyard Garden
- Council Tax Band A
- Private Resident Access To The Square Garden
- Close To Local Amenities
- Sought-after Location







Flat 3, 16 St. James's Square, Bath



Ground Floor  
Area: 20.0 m<sup>2</sup> ... 215 ft<sup>2</sup>

First Floor  
Area: 14.7 m<sup>2</sup> ... 158 ft<sup>2</sup>

Total Area: 34.7 m<sup>2</sup> ... 374 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
[www.energyassessmentservices.co.uk](http://www.energyassessmentservices.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
		56	79
England & Wales		EU Directive 2002/91/EC	

30 Charles Street  
Bath  
BA1 1HU  
01225 447 440  
[bath@propertylinkstates.com](mailto:bath@propertylinkstates.com)  
[propertylinkstates.com](http://propertylinkstates.com)