



WentWorth
Estate Agents



4A St. Anns Place, Bath, BA1 2BJ

- Three Bedroom Grade II Listed Maisonette
- Beautifully Presented
- Bright and Spacious Living/Dining Room
- Two Double Bedrooms, One Single Bedroom
- Stylish Kitchen
- Superb City Centre Location
- Parking Space on Separate Title

Offers in excess of £400,000

Location

This spacious three bedroom maisonette can be found tucked away in a pretty, pedestrian side street which is just a few minutes walk into Bath City Centre. Situated just minutes from the Circus, Royal Crescent and Roman Baths, with a huge array of restaurants, cafes, bars, shopping and other public amenities, this property is perfect for anyone looking for a central location. The property also benefits from a short level walk to the train and bus station, which connects you to London, Bristol and other local villages.

Internal Descriptions

Entering the property you are greeted with a small communal entrance hallway, leading to the front door of the Maisonette. Once inside you will find a welcoming hallway with a useful, large storage cupboard. The kitchen is well-appointed and the pretty pastel tiling is complemented by the worktops and flooring. A sash window allows for plenty of natural light. The living/dining room is a generous space and has an elegant, tranquil aesthetic ideal for entertaining and relaxing. A guest cloakroom is also to be found on the ground floor. Taking the stairs down to the lower ground floor you will find a beautifully presented master bedroom, benefitting from built-in wardrobes. The second double bedroom is light and airy and the third, single bedroom is currently utilised as a home office. A stylish bathroom is also to found on the lower ground floor. There is a vault which is accessed via a doorway, which two other properties have separate access to.

External Descriptions

The property is to be found in a quiet, pedestrian side street. This property comes with a parking space on Stanhope Place, which is on a separate title.

Additional Information

Tenure: Leasehold - with Share Of Freehold

Lease Years Remaining: Circa 958 years

Service Charge: Approx: £1200 per annum

Ground Rent: Included in Service Charge

Council Tax Band: C

Listed Status: Grade II

Local Authority: Bath and North East Somerset

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

Agents Note

Important Notice

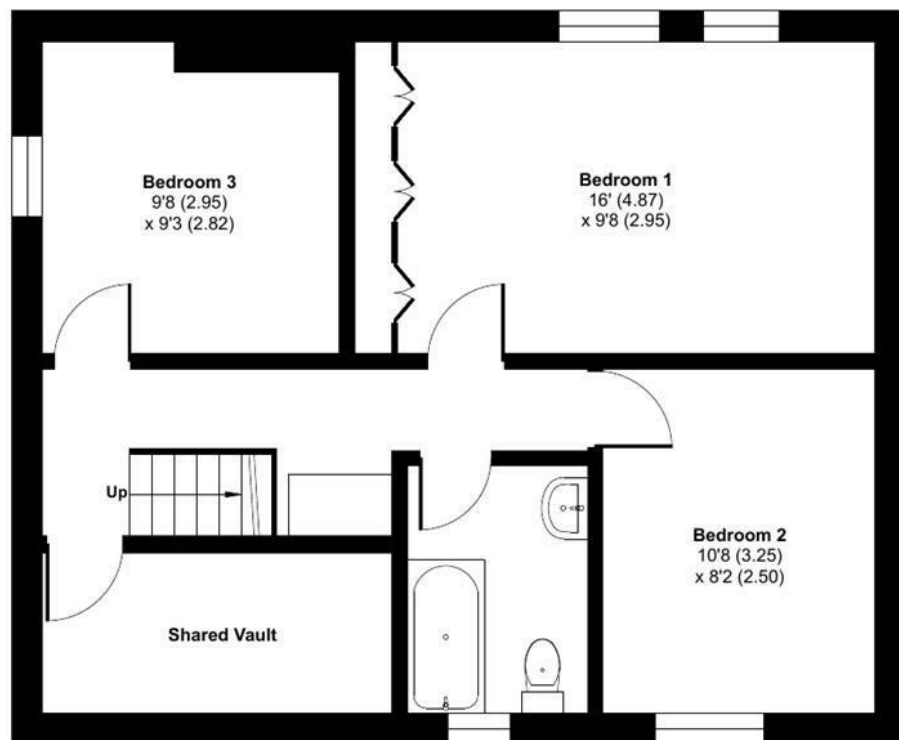
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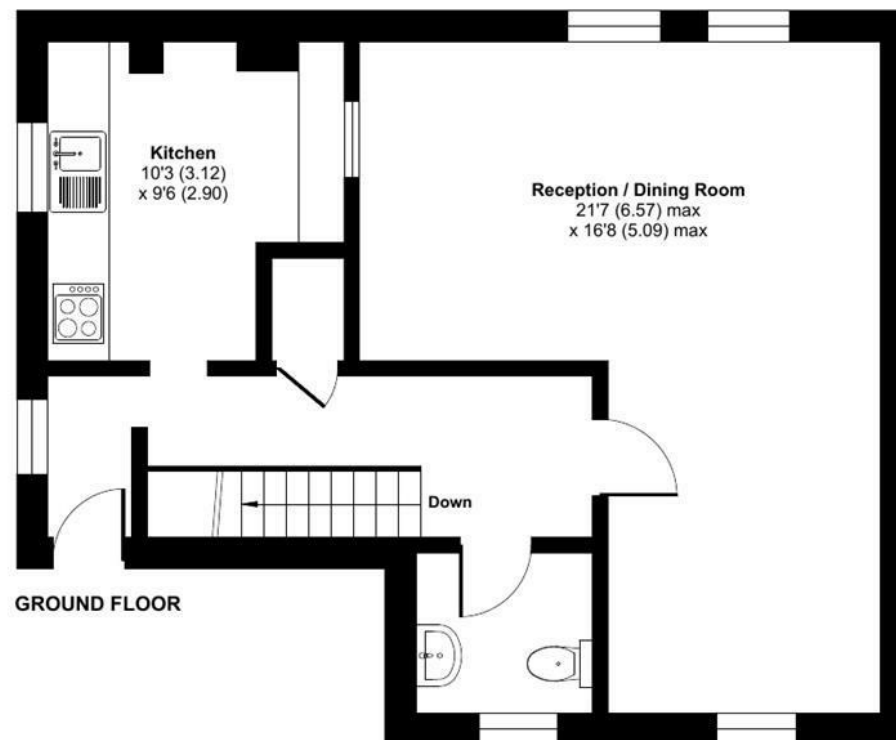
St. Anns Place, Bath, BA1

Approximate Area = 1028 sq ft / 95.5 sq m (excludes shared vault)

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR

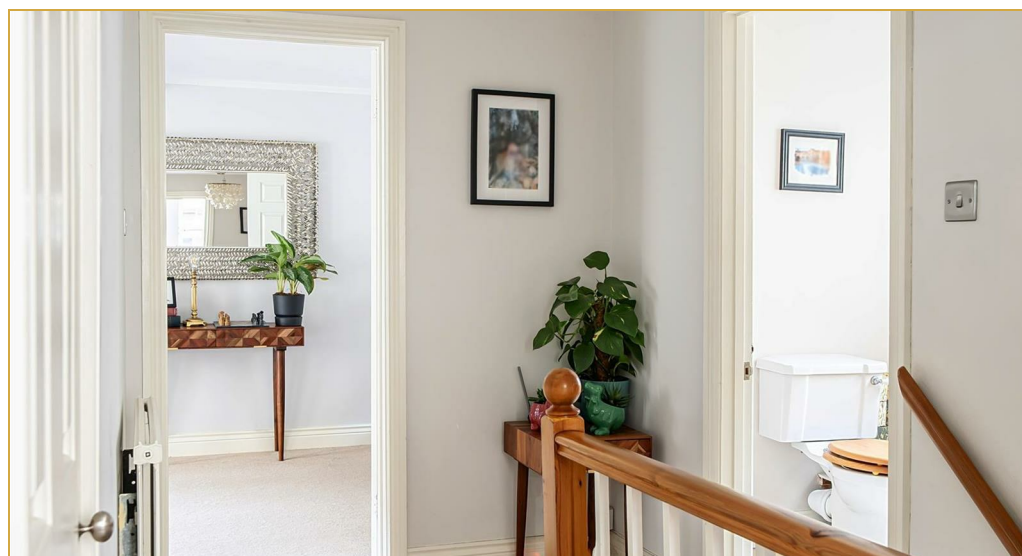
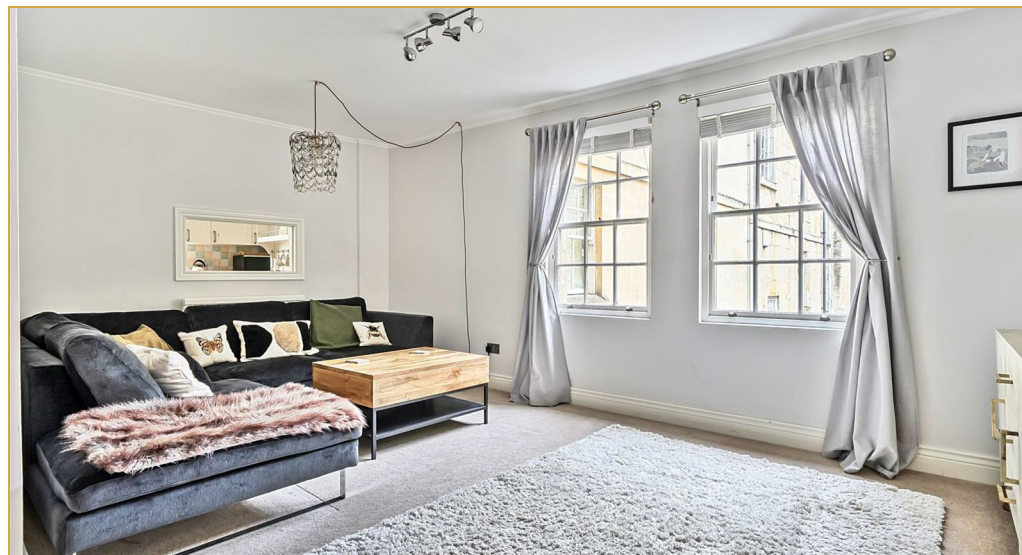
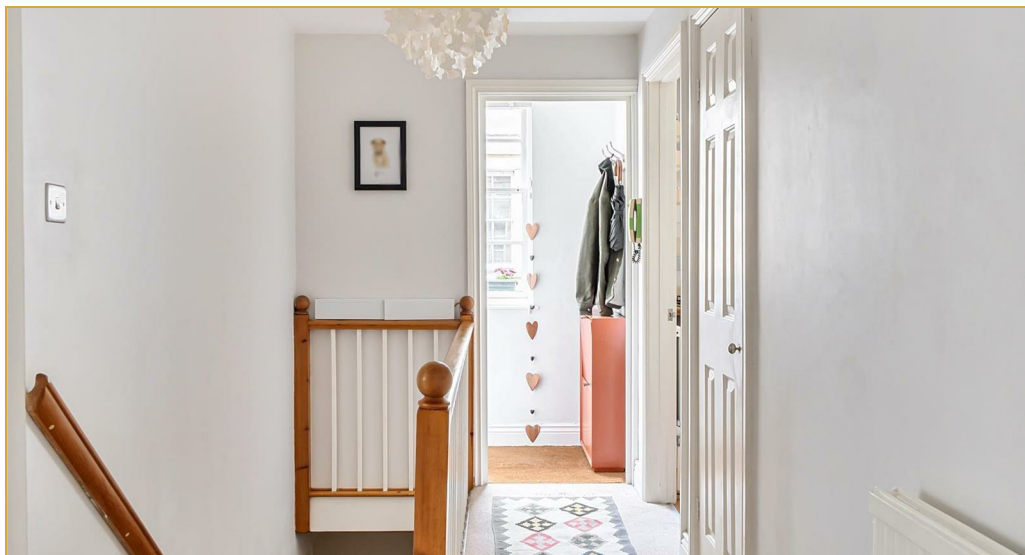


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1424681



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	42	77
	EU Directive 2002/91/EC	





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