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Residential Sales

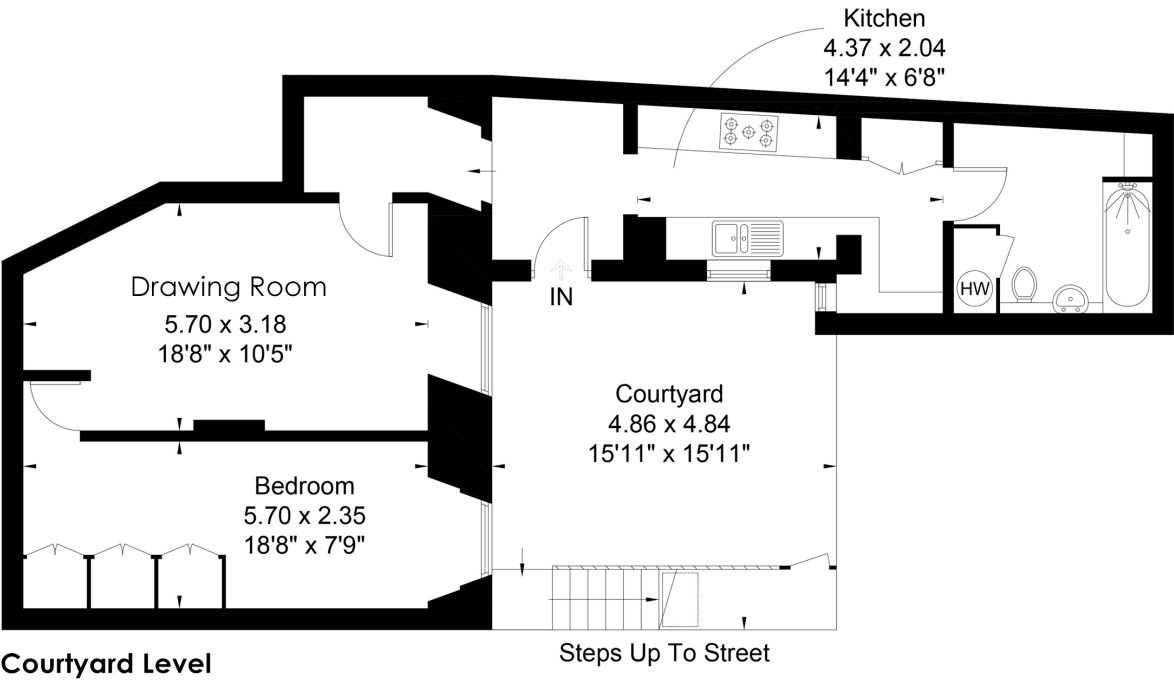


Royal Crescent, Bath



Courtyard Apartment, 24 Royal Crescent, Bath, BA1 2LS

Approximate Gross Internal Area = 58.4 sq m / 628 sq ft
Courtyard = 23.5 sq m / 253 sq ft
Total = 81.9 sq m / 881 sq ft



Court Yard Apartment
24 Royal Crescent
Bath
BA1 2LT

A lower ground floor beautiful apartment set in this most historic and sought after location, Royal Crescent, Bath. Offering one bedroom with built in wardrobes, bathroom with shower, fully appointed separate kitchen with appliances, front aspect living room and use of the generous front courtyard.

Tenure: Leasehold

£475,000



Situation

The Royal Crescent is arguably Bath’s finest residential address, this beautiful, curved crescent designed by John Wood the Younger and built between 1767 and 1775, produces one of the most notable achievements of Georgian architecture. The thirty Grade I listed houses are unified by an ionic columned façade. Number 24 is situated towards the quieter west end of the crescent and residents of the crescent have full use of the lawns to the front.

Bath city centre is only a short walk away providing easy access to an extensive range of chain and independent retail outlets together with a fine selection of restaurants, cafes and wine bars. There are many cultural activities available in Bath at One Royal Crescent and Holburne Museums, The Theatre Royal and a world–renowned music and literary festival. In addition, there are world class sporting facilities available at Bath Rugby and Cricket Clubs and at Bath University.

Nearby there is the charming pedestrianised Margaret’s Building which has a selection of wonderful art galleries, boutique shops and restaurants.

A mainline railway station provides direct access to London Paddington (approximately 90 minutes) and the city of Bristol. Other communications include the M4 motorway junction 18 approximately 11 miles to the north of the city, which allows easy access to London, Swindon, South Wales and the midlands via the M5. Bristol Airport is 10 miles to the west.

General Information

Services: Water and electric are connected
Heating: Electric heating
Tenure: Leasehold – 999ys from 25/3/1978
Management Company: 24 Royal Crescent Bath Flats Limited
Management Charges: £1,500 every six months
Council Tax Band: E

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Description

This wonderfully endearing apartment is set on the lower ground floor of this magnificent building which has been impeccably maintained. It has private access via the front courtyard leading to the entrance under the jack arch.

The kitchen, utility area and bathroom are set to the front and vault with the sitting room and bedroom enjoying south facing large windows overlooking the courtyard.

The front courtyard is owned by the freeholder and the owner of this apartment does have the benefit of its use.

This is a rare opportunity to live in one of Bath’s most prestigious addresses and purchase a turn–key property fully furnished!

Accommodation

Ground Floor

Steps descend from the ground floor into the courtyard area to the front.

Lower Ground Floor

With lead covered porch and front door leading to the hall.

Hallway

With an open arch into the interior lobby with tiled flooring and further arch into the kitchen.

Kitchen

Which comprises matching eye and base level units with Corian worksurface area, 1½ bowl stainless steel sink, mixer hose and drainer, 4 ring Cooke & Lewis halogen hob, extractor and lighting over, high level oven, microwave oven, built–in slim lime dishwasher and fridge/freezer, part tiled walls and side aspect window. The kitchen opens up to a small utility area.

Utility Room

With electric radiator, space and plumbing for washing machine, further worksurface area and front aspect window looking back to the courtyard. From the utility area a door leads through to the bathroom.

Bathroom

Comprising low flush WC with concealed cistern, wash hand basin, panelled bath with wall mounted Trion shower unit and telephone shower attachment, recessed shelving, vanity cupboard below, part tiled walls, tiled flooring and large airing cupboard housing the electric boiler.

Inner Lobby

With recessed shelving, radiator and glazed door through to sitting room.

Sitting Room

With front aspect Georgian sash window and original working wooden shutters, concealed radiator, dado rail, picture rail, fireplace with wooden surround and mantle, tiled hearth, study area set to the rear of the room and internal glazed door to the bedroom.

Bedroom

With front aspect Georgian sash window and original working wooden shutters, electric radiator, range of built–in wardrobes, downlighting, decorative corning and central ceiling rose.

Externally

Enjoying a private front door. Access to the house and hallway of the building with post–box is via the main front door. The south facing courtyard to the front also has access to the vault on the lower ground floor .

