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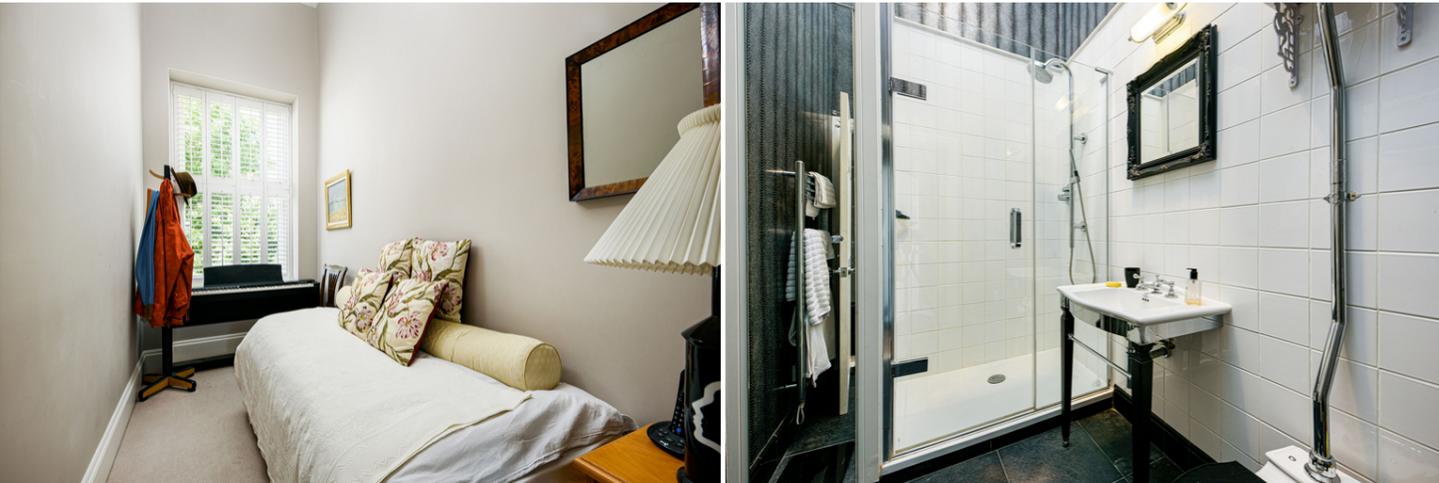
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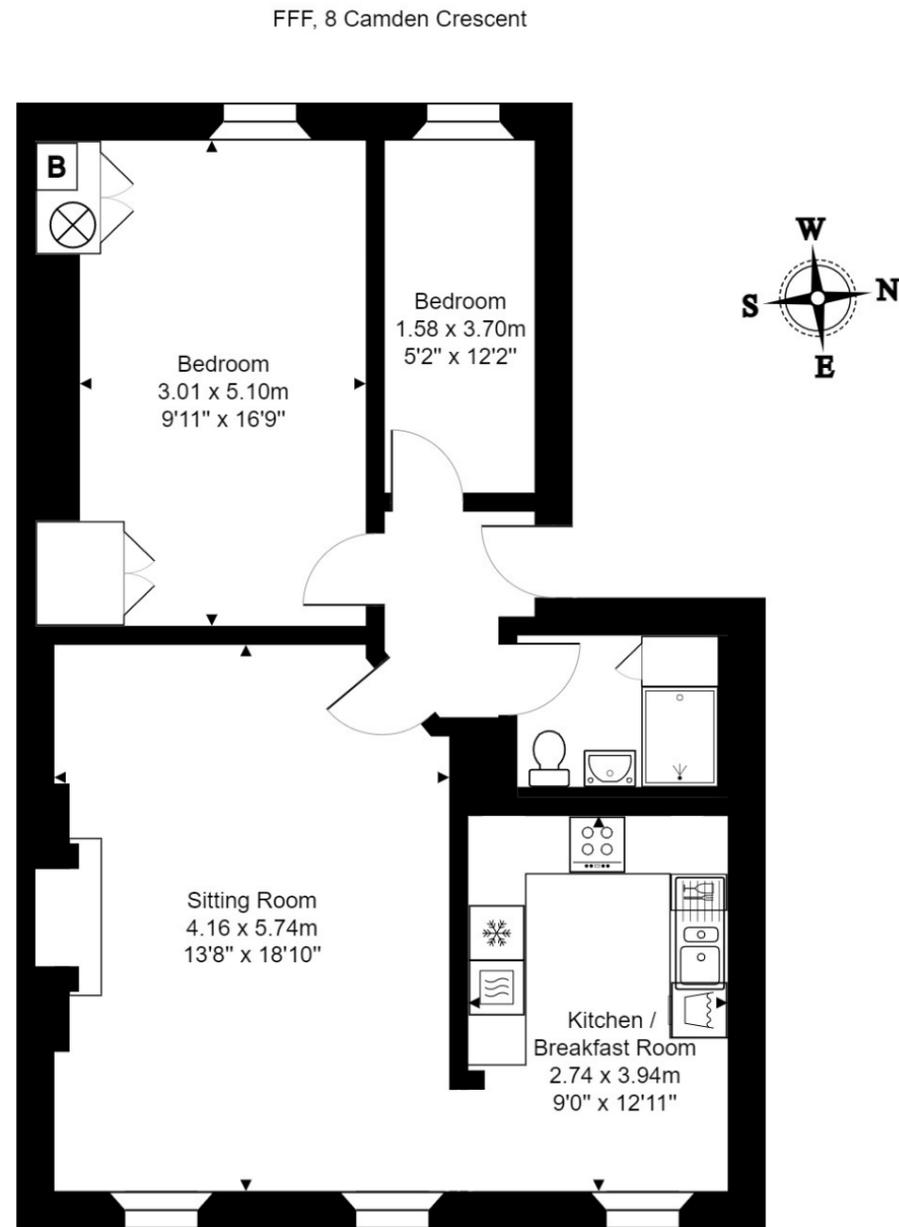
Bath & Bradford on Avon

Residential Sales



Camden Crescent, Bath





First Floor

Total Area: 67.0 m² ... 722 ft²

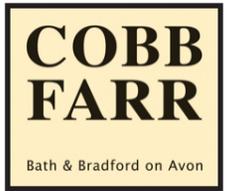
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Apartment 3
8 Camden Crescent
Bath
BA1 5HY

An exquisite first floor 2 bedroom city apartment enjoying stunning elevated views, share of a communal garden and an off street parking space.

Tenure: Leasehold

£495,000



Situation

Camden Crescent was built by John Eveleigh in 1788 and is set in a fine elevated position, on Bath's sought after northern slopes, enjoys stunning southerly panoramic views over Bath. The crescent is within easy walking distance of Bath city centre which has a wonderful selection of restaurants, cafes and wine bars along with an excellent range of independent and chain shopping.

The city is a cultural destination having many attractions which include a world famous music and literary festival, the newly refurbished Holburne Museum and the Theatre Royal.

In addition, there are world class sporting facilities at Bath Rugby and Cricket Clubs and Bath University. Camden Crescent is also within easy reach of a triangle of excellent state and independent schools which include the nearby highly acclaimed St Stephens Primary School, The Royal High School and Kingswood School.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station and the M4 Motorway, junction 18 is approx 8 miles to the north.

General Information

Services: All mains services are connected.
Heating: Underfloor heating throughout
Tenure: Leasehold – 999 lease from 1979
Council Tax: D
Management Company: SPG Property Ltd
Management Charges: £2,500 per year

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Description

8 Camden Crescent is a handsome Grade I listed building one of 26 In an elegant crescent beautifully positioned on Bath's sought after northern slopes, enjoying stunning elevated southerly views of the city and with easy access into Bath city centre.

This handsome Grade I listed building is entered into via beautifully maintained communal areas with a fine shallow staircase that leads to the first floor.

The apartment, which has retained a wealth of period features and has many quality finishes, has a small entrance lobby with doors that lead to all rooms. To the front there is an impressive formal drawing room with a handsome period fireplace and floor to ceiling sash windows. This is linked to a smart, well equipped contemporary kitchen and breakfast room, both rooms enjoy majestic views over the city.

Both elegant bedrooms are to the rear and enjoy a fine aspect overlooking the communal gardens to the rear.

In addition, there is a well-appointed shower room with attractive tiling and a large fully tiled and glazed shower unit.

To the rear accessed from the ground floor entrance hall there is a pretty communal sun terrace that spans the width of the property with steps that lead up to a leafy garden and gated access to 3 off street parking spaces, one belongs to the first floor flat.

Accommodation

Communal Areas

With a front entrance lobby with recessed coir matting, post boxes, alarm system and stairs with fitted carpet rise to the first floor with entrance to the apartment.

Entrance Hall

With fitted carpet, recessed ceiling spotlights, intercom system and loft storage space.

Drawing Room

With fitted carpet, period fireplace with marble surround, slate hearth, 2 floor to ceiling sash windows to front aspect with working shutters, picture rail, intricate period cornicing detail, central ceiling rose, chandelier and candle uplighters.

Kitchen

With ceramic tiled flooring, a comprehensive range of Shaker style floor and wall mounted units, cupboards and drawers, granite work surfaces and upstand, integrated appliances to include Siemens double oven, AEG fridge/freezer, Siemens half size dishwasher, Siemens washer and dryer, 4 ring Siemens hob and extractor over, 1½ bowl stainless steel sink, swan neck mixer tap, Quooker tap, picture rail, intricate period cornicing detail, central ceiling rose, floor to ceiling sash window with working shutters and chandelier.

Bedroom 1

With fitted carpet, 2 built in wardrobes, one housing the Viesmann hot water tank and boiler, sash window to rear aspect, fitted plantation shutters, intricate period cornicing detail, central ceiling rose and chandelier.

Bedroom 2

With fitted carpet, sash window to rear aspect with fitted plantation shutters, intricate period cornicing detail, central ceiling rose and chandelier.

Shower Room

With natural stone flooring, pedestal WC, rectangular freestanding basin, fully tiled walls, large double sized, fully glazed and tiled shower with hand held and rain shower over, recessed courtesy shelf, built in mirrored cupboard, wall mounted lighting, intricate period cornicing detail, extractor fan, wall mounted towel rail and underfloor heating.

Externally

Accessed from the communal hallway there is door leading to a pretty communal sun terrace and leafy garden and steps lead to private off street parking.