



First Floor Apartment Royal Crescent Bath BA1 2LT

A spectacular first floor apartment set in the centre of Bath's most famous crescent with a stunning drawing room, large bedroom and separate mezzanine level study.

Offers in Excess of

Tenure: Leasehold

£1,000,000

Property Features

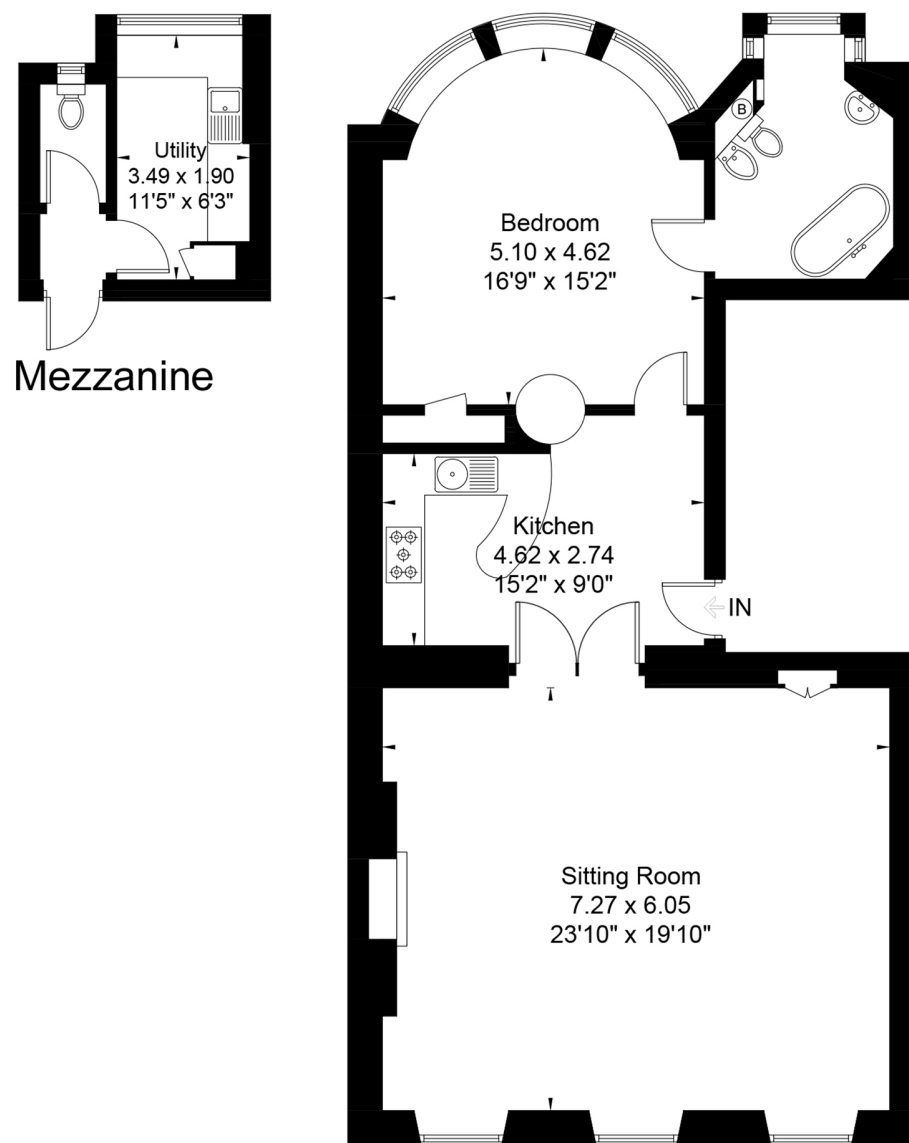
- Maple furniture and doors with inlay
- Bespoke maple built kitchen
- Spectacular drawing room featuring a George III fireplace
- Stunning views over Royal Crescent
- Detailed cornicing and frieze
- Very good-sized double bedroom
- Bespoke bathroom
- Separate mezzanine level utility room which would be converted into an occasional bedroom/study
- Grade I Listed

First Floor Flat, 19 Royal Crescent Crescent, Bath, BA1 2LT

Approximate Gross Internal Area = 92.9 sq m / 999 sq ft

Mezzanine = 9.7 sq m / 104 sq ft

Total = 102.6 sq m / 1103 sq ft



First Floor

Accommodation

First Floor

Front door leads into reception hallway/kitchen.

Reception Hallway/Kitchen

With fully fitted bespoke maple kitchen, solid granite worktops and integrated appliances to include 5 ring gas hob, electric oven, extractor hood, fitted fridge and dishwasher, sink unit, recessed folding doors lead into the drawing room.

Drawing Room

A quite stunning room with 3 full length windows with working shutters overlooking the crescent lawns, notable George III fireplace with Sienna marble surround, detailed cornicing and frieze, dado rail, detailed deep skirting board, built in cabinet and down lighting.

Doorway from the hallway leads into the bedroom.

Master Bedroom

With 3 bay sash windows having views to the rear over the gardens, Cavendish Park and beyond, clever built in circular maple dressing table, overhead lighting, built in wardrobe, detailed cornicing, downlighting and door leading into bathroom.

Bathroom

Fully fitted with a modern style suit comprising WC, bidet, central roll top bath with freestanding tap and shower, circular wash hand basin set on a glass plinth, wall mirror, chrome ladder radiator, downlighting, detailed cornicing, recessed shelving, cupboard housing gas fired boiler and an attractive lighthouse style window with wonderful rear aspect.

Mezzanine Level

Cloakroom

With access from the main staircase, doorway into lobby and WC.

Utility Room

With fitted washing machine, tumble dryer, stainless steel sink, cupboards and downlighting.



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 19 is situated towards the centre 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 Holbourne 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.

Description

This is a quite stunning first floor apartment situated in one of Bath's most historic addresses.

The accommodation comprises a spectacular drawing room with 3 full length sash windows overlooking the Royal Crescent lawns and also features a wonderful George III fireplace together with detailed cornicing and frieze.

The reception hall/kitchen features a bespoke handmade maple kitchen with feature inlay, together with a cleverly designed handmade maple and glazed screen between it and the main bedroom. The main bedroom is of a good size with an attractive bow window to the rear and the bathroom has a high-quality suite within it.

The property also features a separate mezzanine level room which is accessed from the communal hallway and is currently used as a cloakroom and utility, however, subject to obtaining listed building consent, this could potentially be converted into a study/occasional bedroom.

This is a rare opportunity to purchase a quite unique apartment and a viewing is strongly recommended by the sole agents Cobb Farr.

General Information

Services: All mains connected

Heating: Gas central heating

Tenure: Leasehold – 999 years from 2005

Management Company: 19 Royal Crescent Ltd

Service Charges: Approx. £1,492.00 pa

Council Tax Band: F

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