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Residential Sales



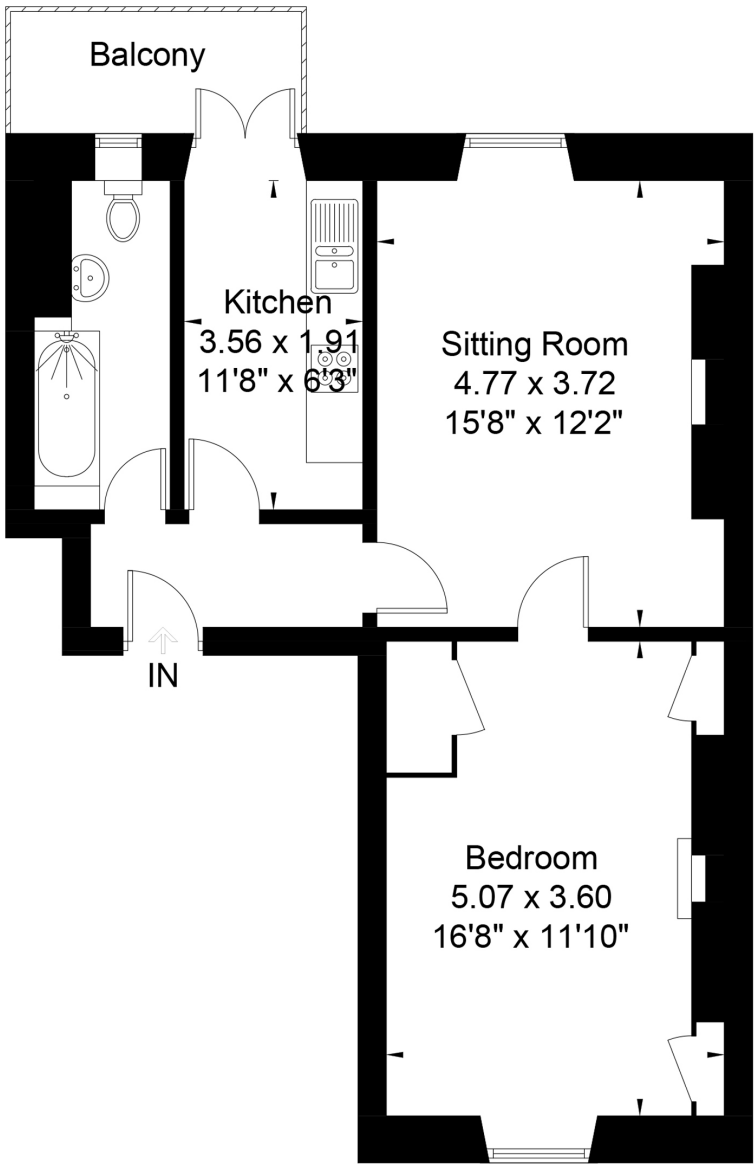
Widcombe, Bath





Flat 2, 3 Widcombe Crescent, Bath, BA2 6AH

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft



Ground Floor

Apartment 2
Widcombe Crescent
Widcombe
Bath
BA2 6AH

An attractive one bedroom ground floor apartment with a pretty balcony to the rear enjoying a stunning aspect and beautiful far reaching westerly views over the Lyncombe Valley and beyond.

Tenure: Leasehold

£350,000

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024





Situation

Widcombe Crescent is a highly sought after Grade II listed Georgian Crescent comprising 14 houses built in 1808 by Thomas Baldwin and located conveniently just off the lower slopes of Widcombe Hill and is one of only 2 fine Georgian crescents in the south of the city.

Widcombe is an exceptionally desirable location on the southern side of the city and is particularly well placed for easy access into the city centre and Bath Spa Railway Station. There are many beautiful walks close by, including the stunning Bath Skyline Walk which is accessed from nearby Bathwick Hill and Prior Park Road. The Avon and Kennet Canal is also on the door step along with excellent local amenities on Widcombe Parade and a number of good state and independent schools.

The World Heritage city of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wealth of cultural activities which include a well-respected music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, the Thermae Spa and many pre-London shows at The Theatre Royal. World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approx. 6 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Tenure: Leasehold – 990 years from 1987
Management Company: Easton Bevins Block Management
Management Charges: £ 130 per month
Ground Rent: Included with Management Charge
Council Tax Band: C
EPC Rating: C

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Description

3 Widcombe Crescent is a handsome Grade I listed Georgian townhouse, having been sympathetically converted into 5 lovely apartments.

Apartment 2 is on the ground floor and is accessed into a hallway from which all rooms lead. To the right there is an impressive sitting room with a handsome marble surround period fireplace and a lovely picture window enjoying the wonderful views. To the front, accessed from the sitting room there is a large double bedroom with a period fireplace, built in wardrobes and a fine aspect overlooking the green. In addition, there is a well-fitted kitchen with access to a pretty stone balcony, the perfect spot to enjoy the fabulous views and magical westerly sunsets. There is also a generously proportioned bath and shower room.

Accommodation

Ground Floor

The property is entered into elegant communal entrance halls and door to apartment.

Entrance Hall

With wall mounted coat hooks, utility box, wooden floorboards, dado rail and wall mounted intercom.

Kitchen

With wooden floorboards, a comprehensive range of floor and wall mounted units, cupboards and drawers, granite effect work surfaces, integrated fridge/freezer, electric oven, 4 ring gas hob with extractor over, stainless steel splashback, 1½ bowl stainless steel sink, mixer tap, washing machine, wall mounted Worcester combination boiler, radiator, intricate period cornicing detail, beautiful sash window and stable door through to stone balcony which enjoys majestic far reaching views over Lyncombe Vale and the city beyond.

Bathroom

With wooden flooring, panelled bath, tiled surround, telephone style shower attachment, large wall mounted mirror in feature arch, pedestal basin, pedestal WC, casement window to rear aspect, wall mounted medicine cabinet and radiator.

Sitting Room

With fitted carpet, period fireplace recess with marble surround and hearth, radiator, dado rail, intricate period cornicing detail, Georgian sash window with working shutters, Juliette balcony.

Bedroom

With fitted carpet, Georgian fireplace with marble surround, tiled hearth, 2 recessed cupboards to either side, dado rail, intricate period cornicing detail, built in wardrobe, radiator and sash window to front aspect with working shutters.

Externally

Accessed from the kitchen there is a beautiful stone balcony which enjoys the majestic elevated far reaching views.