

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332)
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111)
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**
Bath & Bradford on Avon

**COBB
FARR**
Bath & Bradford on Avon

Residential Sales



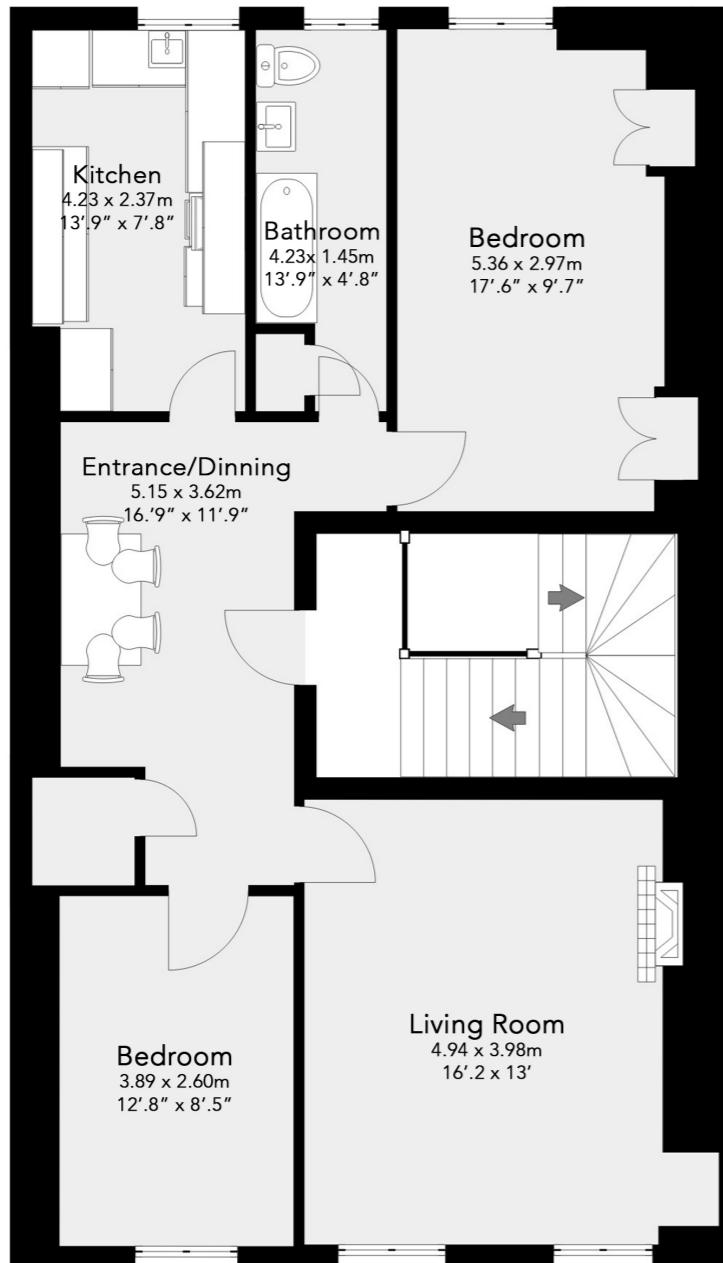
Cavendish Place, Bath



Floor Plan

Top Flat, 6 Cavendish Crescent, Bath BA1 2UG

**COBB
FARR**
Bath & Bradford on Avon



Total Area
approx
75.6 sqm
814 sqft

Top Floor Apartment 6 Cavendish Place Bath BA1 2UB

A wonderfully spacious top floor apartment set within a well managed building, characterised by unusually high ceilings with far reaching views over Royal Victoria Park offering two double bedrooms, excellent bathroom and kitchen, good sized dining hall and no onward chain.

Tenure: Share of Freehold

Offers in Excess of
£500,000

Situation

Cavendish Place is a highly prized residential area located on Bath's sought after northern slopes. This fine terrace of 13 grade one listed Georgian townhouses built by John Pinch (the Elder) has a wonderful westerly aspect overlooking The Approach Golf Course and is most conveniently located for easy access to the excellent local amenities on nearby St James Square, Julian Road and Bath city centre. Cavendish Place is also particularly well placed for easy walking access to the beautiful nearby Royal Victoria Park and The Botanical Gardens.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa facilities at the nearby five-star Royal Crescent and Priory Hotels and a well-attended local tennis and boules club.

Many good state and independent schools are also on the doorstep which include St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

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

General Information

Services: All mains services are connected

Heating: Full gas central heating

Tenure: Share of Freehold

Management Company: SPG Property acting on behalf of 6 Cavendish Place Maintenance Ltd

Management Charges: £3,000 plus £1,000 pa to the reserve fund

Council Tax Band: D

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

Upon entry to 6 Cavendish Place, the wide and spacious hallway greets visitors and leads to a turning staircase to all levels and the top floor where the landing is light due to a glazed lantern in the roof.

The apartment itself is well proportioned throughout starting with the reception hall which has ample space for a large dining table or could double as a study space. From this central hall, doors lead to all the rooms which have wonderful views either to the rear with rooftops and Georgian buildings or to the front with open parkland and mature trees.

The sitting room has two large windows to the front and a westerly aspect as well as a fireplace and is located next to the second bedroom. The main bedroom and kitchen overlook the rear with the kitchen having a modern range of cupboards and built in appliances. The bathroom has also tastefully refitted.

The apartment offers surprisingly high ceilings throughout and is offered with no onward chain.

Accommodation

Ground Floor

Communal stairwell rising to the top floor landing.

Top Floor

Landing

With glass lantern and front door leading through to apartment.

Dining Hall

With access to loft, secure entry phone, double panelled radiator, downlighting, generous storage cupboard and doors to all rooms.

Sitting Room

With 2 front aspect Georgian sash windows overlooking Royal Victoria Park, fireplace with inset electric flame effect fire, wooden surround and mantel, double panelled radiator and recess for shelving.

Kitchen

Comprising matching range of eye and base level units, roll top worksurface area incorporating 1½ bowl stainless steel sink with mixer tap and drainer, 4 ring halogen hob, double oven below, stainless steel extractor with light over, rear aspect Georgian sash window, part tiled walls, vinyl flooring, concealed Vaillant boiler, built-in fridge/freezer and integrated slimline dishwasher.

Bathroom

With matching white suite, low flush WC, pedestal wash hand basin, separate bath with thermostatic shower and telephone attachment, glazed shower screen, rear aspect part frosted Georgian sash window, part tiled walls, extractor fan, downlighting, shaver point, vinyl flooring and linen cupboard.

Bedroom 1

With rear aspect Georgian sash window, 2 sets of built in wardrobes and double panelled radiator.

Bedroom 2

With front aspect Georgian sash window and double panelled radiator.