

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**

Residential Sales

Residential Lettings

Land & Development

**COBB
FARR**

Residential Lettings



Apartment 1 23a Crescent Lane,
Bath, BA1 2PX

£2,000 pcm

A spacious and highly specified first floor two bedroom apartment in a sought after location and benefiting from secure parking and balcony

Available April

Unfurnished

Key Features

- High specification throughout
- Secure undercover parking space
- Touch screen central control
- NO STUDENTS
- Excellent location
- Underfloor heating
- Advanced network/t.v. infrastructure
- NO PETS

Description

An exclusive and highly specified development of apartments with secure gated off street parking. Located at the junction of Crescent Lane and Marlborough Buildings this statement building sits just opposite St James's Square with local amenities to include wine bar, delicatessen, chemist, grocer, florist, newsagent etc. The apartments themselves are quite stunning being spacious and highly specified with wood flooring throughout, custom made window dressings, fitted wardrobes and balconies to the rear. Included within the specification is underfloor heating with touch screen central control, fitted security system including panic alarm, advanced network/TV infrastructure, luxury fitted kitchen with quality granite worktops – appliances include ceramic hob, extractor, built under double oven, integrated dishwasher, washer/drier and fridge/freezer

Accommodation

First Floor

Living/Kitchen

with wood flooring, underfloor heating and feature window with Juliette balcony. The kitchen area is fitted with high gloss units and granite work surfaces, integrated appliances and chrome fittings.

Master bedroom

with high quality fitted wardrobes and French doors to south facing balcony

En suite bathroom

with Villeroy and Boch sanitary ware comprising Bath with shower over, wash hand basin and w.c.

Bedroom 2

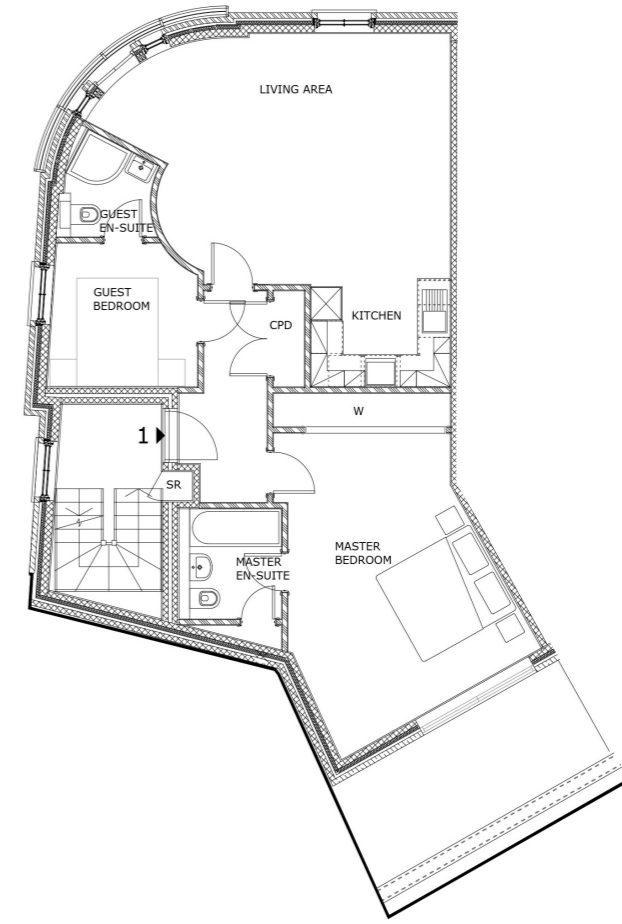
with views towards the park

En suite shower room

with Villeroy and Boch Sanitary ware comprising shower cubicle, wash hand basin and w.c.

Parking –

under cover secure parking with turntable for ease of parking



General Information

Council Tax Band E

Energy Performance Rating B

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.