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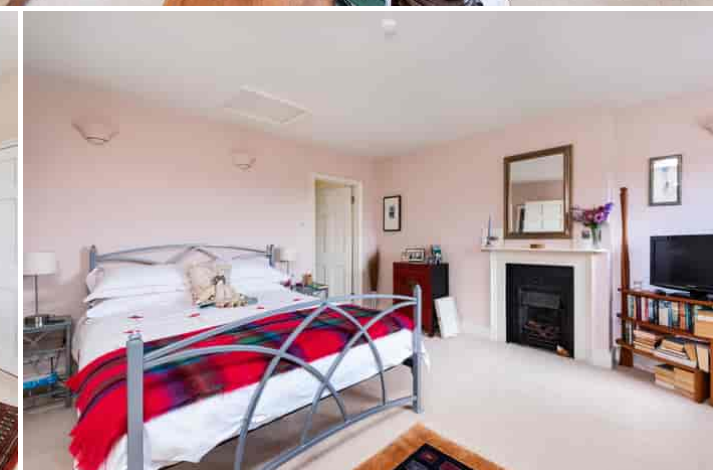
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Residential Sales



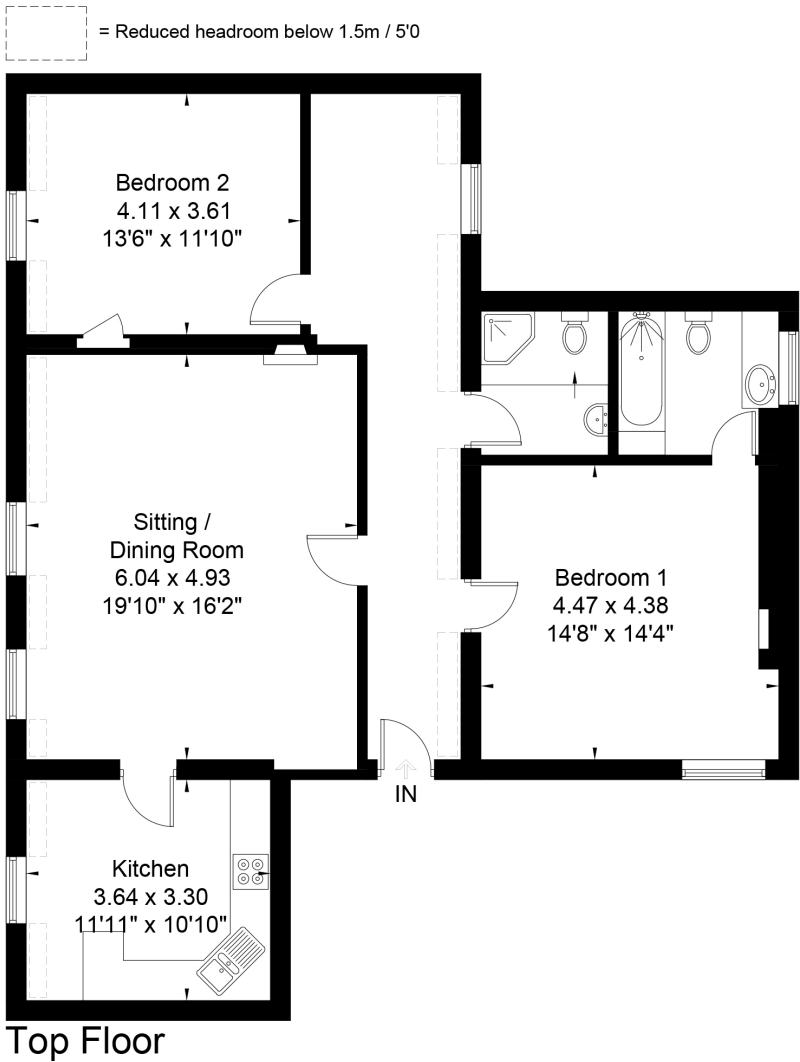
Lansdown Crescent, Bath





TFF, 1 Lansdown Crescent, Bath, BA1 5EX

Approximate Gross Internal Area = 109.9 sq m / 1182 sq ft



Top Floor Apartment
1 Lansdown Crescent
Bath
BA1 5EX

A beautifully proportioned and well-appointed 2 bedroom top floor apartment, in a fine residential location, enjoying stunning views.

Tenure: Share of Freehold

£650,000



Situation

Lansdown Crescent was built by John Palmer between 1789 and 1793 and is situated a fine elevated position enjoying majestic views over the city and beyond, along with a beautiful aspect overlooking open farmland and grazing sheep. Numbers 1 and 20 are symmetrically flanked on both the westerly and easterly elevations are considered the ‘Jewels in the Crown’, given their larger proportions and 3 window façade.

The UNESCO World Heritage City of Bath is only a short walk away provides 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, such as the Number One Royal Crescent and Holbourne Museums, many pre–London shows at 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.

Bath Spa railway station provides direct access to London Paddington 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.

General Information

Services: All mains connected
Heating: Gas central heating
Tenure: Leasehold – 999 year from 1/1/2000
Management Company: 1 Lansdown Crescent Bath Management Co Ltd
Service Charges: £5,265
Council Tax Band: F

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Description

1 Lansdown Crescent is an elegant landmark building, numbers 1 and 20 symmetrically embrace the crescent and flank the easterly and westerly elevations and enjoy a fine triple aspect. Number 1 is a particularly elegant building and has been sympathetically divided into 5 beautiful apartments with elegant communal areas. Apartment 5 is on the top floor and is approached via a shallow cantilevered helical staircase.

This quality apartment is entered into a spacious formal hallway and useful study area. To the front, enjoying the magnificent views, there is a generous formal drawing room and dining area with sash windows that lead onto a small leaded balcony, along with a well–appointed kitchen and breakfast room. In addition, there are 2 charming double bedrooms, the master has a lovely ensuite bath and shower room, and a further family shower room.

Accommodation

Ground Floor

Communal Entrance Hall

With shallow a cantilever helical staircase which rises to the top floor.

Top Floor

Entrance Hall

With wall mounted uplighting, recessed ceiling spotlights, fitted carpet, radiator, wall mounted coat hooks, intercom system, wall mounted thermostat controls and loft access. There is generous study area and space to place a small sofa bed if required.

Drawing Room

With fitted carpet, radiator, period fireplace, 2 sash windows to front aspect with access onto small leaded balcony enjoying the wonderful far–reaching views, wall mounted uplighting and door through to kitchen.

Kitchen

With wooden effect flooring, a comprehensive range of floor and wall mounted units, cupboard and drawers, granite worksurface, integrated appliances to include fridge/freezer, Smeg electric oven, 4 ring gas hob, Neff dishwasher and Neff washer/dryer, stainless steel splashback and extractor over, inset stainless steel 1½ bowl sink, brushed stainless steel swan neck mixer tap and hose, recessed ceiling spotlights, sash window to front aspect which enjoys wonderful views over Lansdown Crescent and beyond.

Bedroom 1

With fitted carpet, sash window to side aspect with radiator under, period fireplace and surround.

En–Suite Bathroom

With ceramic tiled flooring, panelled bath with fully tiled surround, glazed screen and rain shower over, wall mounted ladder effect heated towel rail, extractor fan, sash window to rear aspect, oval basin set into granite vanity unit, pedestal WC and recessed ceiling spotlights.

Family Bathroom

With fitted carpet, radiator, pedestal basin with tiled splashback and mirror over, pedestal WC, larger corner fully tiled and glazed shower unit with handheld and rain shower over, extractor fan and recessed ceiling spotlights.



Bedroom 2

With fitted carpet, radiator, sash window to front aspect and large built–in wardrobe.