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Residential Sales



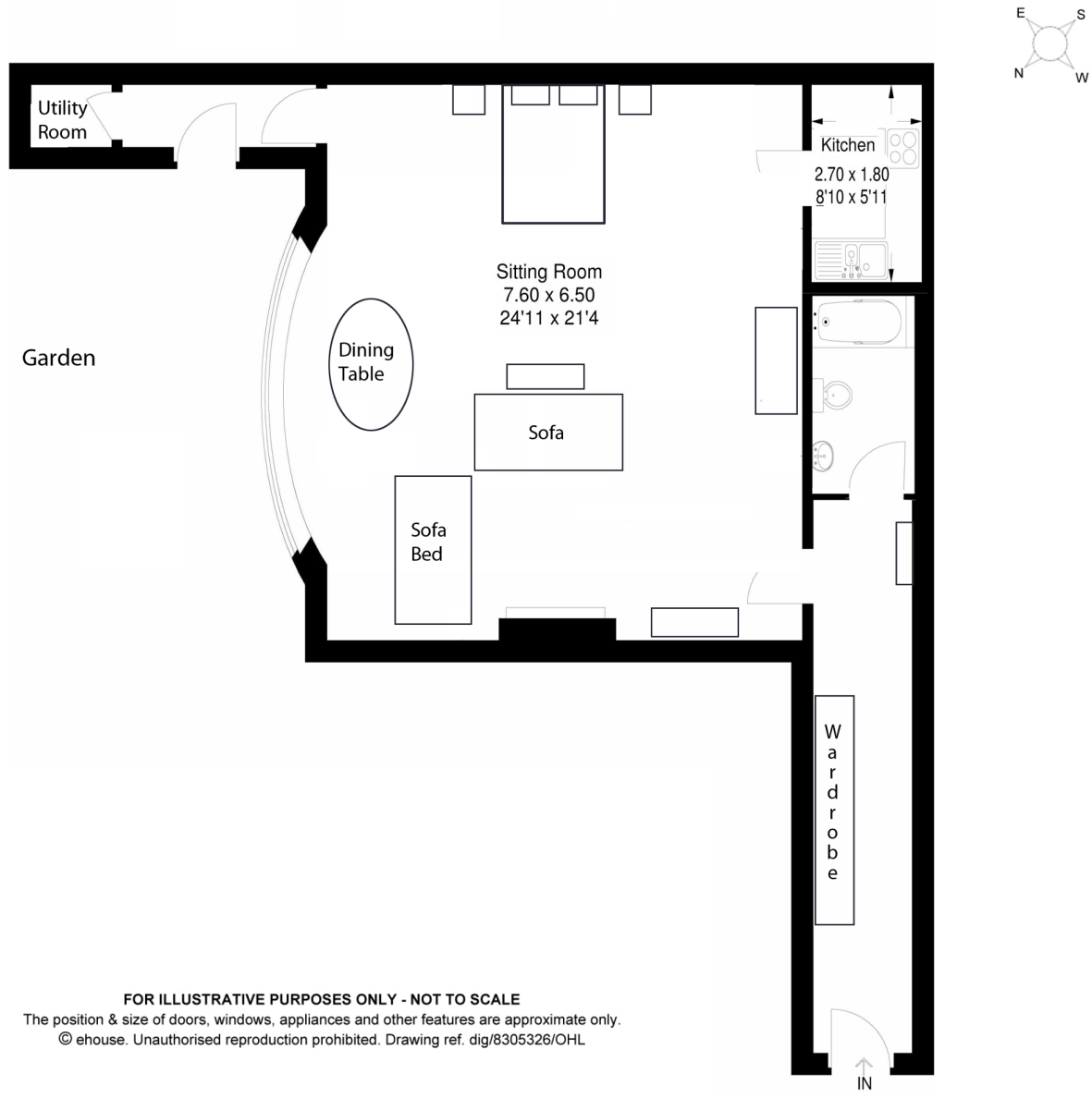
Royal Crescent







Royal Crescent, Bath, Somerset  
Approximate Gross Internal Area  
786 sq ft / 73 sq m



# 14 Royal Crescent Bath BA1 2LR

An exquisite ground floor apartment retaining a wealth of breath-taking period detail and with a beautiful walled garden.

Tenure: Leasehold

**£750,000**

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## 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 14 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.

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## General Information

Services: All mains connected

Heating: Gas central heating

Tenure: Leasehold

Management Company: TBC

Service Charges: TBC

Council Tax Band: E

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## Description

14 Royal Crescent is an elegant Grade I listed Georgian town house of fine proportions and having been sympathetically divided into 15 beautiful apartments. Apartment 5 is on the ground floor and is positioned beautifully to the rear. This exquisite apartment was the former billiard room for number 14 and has retained the most breath-taking period detail which includes 17 original cartouches, intricate cornicing and beading detail along with a handsome period fireplace and working shutters.

The property is entered through a generous hallway with plenty of built-in storage and easy access to loft space. The main living space is to the rear and benefits from enjoying a fine and quiet aspect overlooking the garden. This beautiful open plan space has a large bow window with three original sashes with working shutters and a handsome period fireplace. To the rear there is a well-equipped hand painted Shaker style kitchen and a well-appointed bath and shower room. Accessed from the living space there is a rear lobby with a large built-in utility cupboard that houses the washing machine, boiler and hot water tank. To the rear, accessed from the lobby there is a pretty, sheltered parterre walled garden, with a wealth of mature shrubs and trees.

## Accommodation

### Ground Floor

The property is entered through elegant communal entrance halls with door to apartment 5.

#### Entrance Hall

With fitted carpets, built-in cupboard and shelving, wall mounted coat hooks, access to large loft space, wall mounted intercom system and door to drawing room and bathroom.

#### Bathroom

With natural stone flooring, wall mounted basin, pedestal WC, panelled bath with fully tiled surround and rain shower over, large wall mounted mirror, recessed ceiling spotlights, ladder effect heated towel rail and a built-in shelved storage cupboard.

#### Open Plan Living/Dining/Bedroom

With fitted carpets, splendid bow window with three sash windows, working shutters and radiators under to garden aspect. A large, recessed fireplace, dado rail and intricate period cornicing along with beading detail and 17 original wall cartouche's. Panelled and beaded ceiling.

#### Kitchen

With natural slate flooring, a comprehensive range of Shaker style floor and wall mounted units, cupboards and drawers, inset porcelain sink and drainer with brushed chrome swan-neck mixer tap. Bistro tiled splashback, integrated Hotpoint dishwasher and integrated fridge, integrated Zanussi electric oven and four ring halogen hob with extractor over. Recessed ceiling spotlights, wall mounted shelving, glazed shelved storage unit.

#### Rear Lobby

With natural stone flooring, part glazed door to garden, wall mounted boiler controls, wall mounted lighting and large cupboard housing the electric boiler and hot water tank, space and plumbing for washing machine and wall mounted shelving.

## Externally

To the rear there is a beautiful ornamental parterre walled garden with a shed and mature boarders.