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Residential Sales



Apartment 2, 22a Crescent Lane, Bath, BA1 2PX

Set in an excellent location to the rear of the Royal Crescent, a modern purpose built one bedroom apartment, with the benefit of a roof terrace and underground single parking space.

Tenure: Leasehold

£360,000

Situation

Situated to the rear of the world-renowned Royal Crescent and within easy walking distance of the commercial heart of this thriving, vibrant and cosmopolitan city with its extensive chain and independent stores, together with culture and social attractions, including the Abbey, Bath Thermae Spa, Theatre Royal and Bath Rugby.

Nearby St James’s Street provides a delicatessen, newsagent, chemist, hairdresser, greengrocers and florist, with the open spaces of Royal Victoria Park and the Approach Golf Course being close by.

There is an excellent range of private and state schools, catering for all age groups which include King Edwards, Kingswood, The Royal High, together with Bath University for higher education, all of which are within easy reach. Communications include Bath Spa railway station providing services direct to London Paddington and the Southwest. Whilst access to the M4 motorway junction 18 is approximately 10 miles to the north. Bristol international airport is within 20 miles.

General Information

Services: All mains are connected
Heating: central heating and underfloor heating
Tenure: Leasehold – Residue of 999–year lease. 12 years expired.
Management: Management company is run on behalf of the residents by HML Chilton
Management Charge: £3,000 per annum
Ground Rent: £115 per year
Council Tax Band: D – £2,008.55 (2023/24)

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Description

This attractive first floor apartment is set within a modern purpose-built building which was constructed by Ashford Homes a local developer approximately ten years ago.

The property has a high specification throughout with oak flooring, good quality kitchen with granite work surfaces and bathroom fitments and has the benefit of a south facing roof terrace to the rear leading off the kitchen/breakfast room.

In addition a major benefit is the single underground covered parking space accessed through security gates and with an automatic turntable wihtin the carpark.

This is a most attractive apartment which has been utilised as an investment property providing an excellent return. A viewing is strongly recommended by the sole agent Cobb Farr.

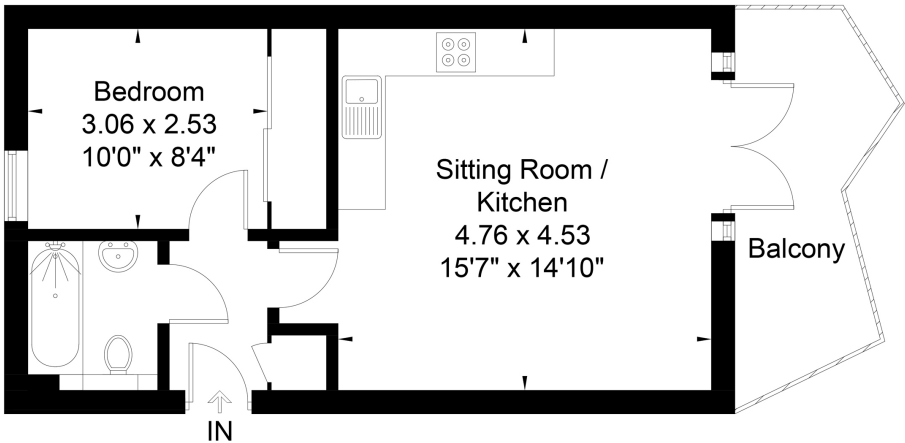
Key Features

- 1 bedroom
- Light and airy
- Roof terrace south facing
- Secure underground parking
- Oak flooring throughout
- Close to local amenities
- 10 minute walk into city centre
- High spec kitchen with granite work surfaces

Floor Plan

Apartment 2, 22a Crescent lane, Bath, BA1 2PX

Approximate Gross Internal Area = 40 sq m / 430 sq ft



First Floor

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 2023

