

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



Crescent Lane, Bath

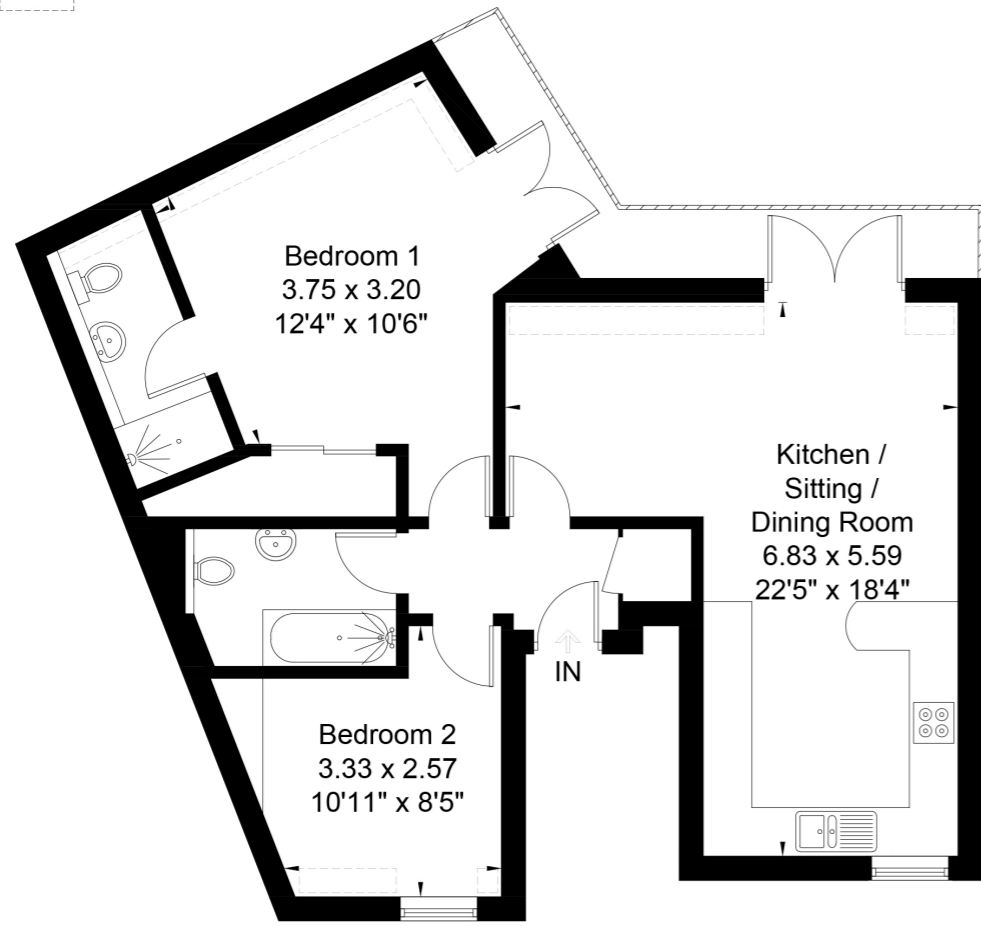


Flat 2, 22 Crescent Lane, Bath, BA1 2PX

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



= Reduced headroom below 1.5m / 5'0"



Top Floor

Apartment 2
22 Crescent Lane
Bath
BA1 2PX

A beautifully appointed 2 bedroom 2nd floor apartment with a pretty wrap around SW facing balcony and private gated parking, located in a prime residential area, to the rear of the Royal Crescent.

Tenure: Leasehold

£450,000





Situation

Crescent Lane is perfectly placed for easy access into Bath city centre and for the excellent local amenities which are nearby on St James and Rivers Street, which include an organic greengrocers, a newsagent, chemist, doctor's surgery, delicatessen and café and a hairdressing salon. In addition there are wonderful 5 star spa facilities available at the nearby Royal Crescent and Bath Priory Hotels.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown. There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes.

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

General Information

Services: All mains are connected

Heating: Gas central heating and underfloor heating is powered by a gas boiler

Tenure: Leasehold – Residue of 999-year lease. 12 years expired.

Management: MetroPM Block & Estate Management

Management Charge: £3,052 per year

Ground Rent: £111 p.a

Council Tax Band: E

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

Apartment 2, 22 Crescent Lane is one of 7 in an exclusive development of attractive purpose-built apartments, all with private gated parking and located in a prime residential area to the rear of the Royal Crescent.

Apartment 2 is entered on Crescent Lane and enjoys private access for 2 properties via well-kept communal areas with stairs that rise to the second floor. The property is entered into a pretty hallway with doors that lead to all rooms.

There is a generously proportioned open plan, living room, dining area and high specification, well fitted kitchen which enjoy access on the to the balcony via handsome double doors. In addition, there is a large master bedroom with plenty of built in storage, a well-appointed ensuite shower room and access to the balcony. There is a further smaller double and lovely family bathroom.

Externally the southwest facing balcony wraps around the property to the rear and conveniently can be accessed from both the master bedroom and living space. There is also a much coveted gated, secure parking space and communal bin storage area.

Accommodation

Ground Floor

Well-kept communal entrance communal entrance halls, door to bin store, entry code system and stairs which rise to the second floor.

Second Floor

Entrance Hall

With ceramic tiled flooring, wall mounted alarm system, wall mounted home net work infrastructure system, wall mounted intercom, large cupboard housing the comms and utilities, wall mounted thermostat control, recessed ceiling spotlights.

Open Plan Living, Dining and Kitchen

Kitchen

With ceramic tiled flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers, Quartz worksurface and upstand, inset 1½ bowl porcelain sink, stainless steel swan neck mixer tap, integrated Neff double electric oven, 4 ring induction hob, Quartz splashback, extractor over, integrated Neff dishwasher and larder fridge/freezer, recessed ceiling spotlights, inset speakers and window to front aspect.

Living Room

With fitted carpets, recessed ceiling spotlights and double doors to narrow wrap around balcony.

Dining Area

With fitted carpet and wall mounted thermostat control.

Bedroom 1

With fitted carpet, recessed ceiling spotlights, wall mounted lighting, fitted wardrobes with sliding doors, doors through to wraparound sun terrace and door through to shower room.

Shower Room

With ceramic tiled flooring, part tiled walls, wall mounted ladder effect heated towel rail, concealed cistern WC, basin set into drawer vanity unit, display shelf, wall mounted mirror, wall mounted lighting, large double sized fully tiled shower unit with handheld and rain shower over.

Bedroom 2

With fitted carpet, recessed ceiling spotlights, window to front aspect with lovely view overlooking St James's Square and wall mounted thermostat control.

Bathroom

With ceramic tiled flooring, part tiled walls, ladder effect heated towel rail, concealed cistern WC, display shelf over, basin set into drawer vanity unit, wall mounted mirror, wall mounted lighting, panelled bath with fully tiled surround, glazed shower screen, handheld and rain shower over and extractor fan.

Externally

There is a narrow wrap around southwest facing terrace which is accessed from the living room and master bedroom. In addition, there is a gated secure, private parking space and bin store.