

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

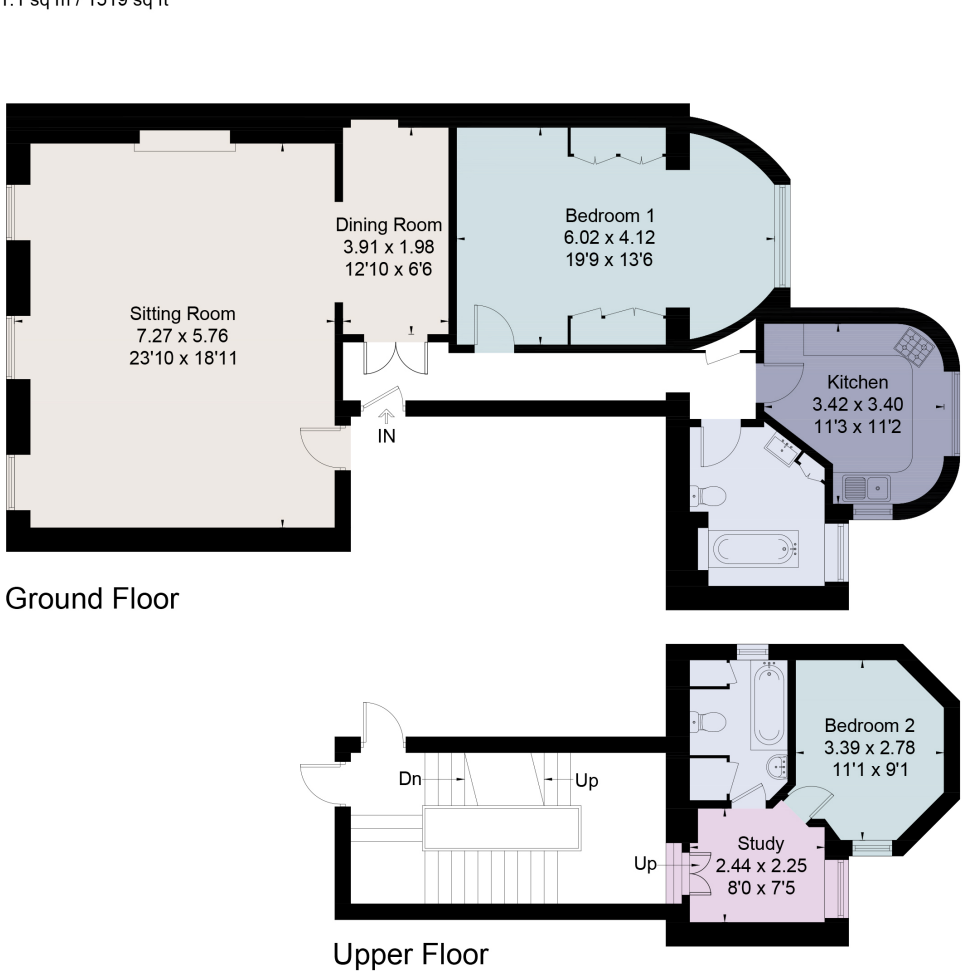
Residential Sales



Royal Crescent, Bath



Approximate Floor Area = 141.1 sq m / 1519 sq ft



First Floor Apartment
3 Royal Crescent
Bath
BA1 2LR

A splendid 2 bedroom first floor apartment, located in Bath’s world-renowned Royal Crescent, enjoying magnificent views over Crescent Lawns and Marlborough Buildings and with a private garage available by separate negotiation.

Tenure: Share of Freehold

£1,150,000

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 3 is situated towards the right hand side of the Crescent as you look up from the park below, 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, such as the Number 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.

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
Management Company: No 3 Royal Crescent Bath Properties Ltd
Service Charges: £300 pm
Council Tax Band: F

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

3 Royal Crescent is a handsome Grade One star listed townhouse of magnificent proportions which has been divided sympathetically into 4 beautiful apartments, a ground and lower ground floor maisonette and a first, second and top floor apartment.

The first floor, which is generally considered the ‘premier’ floor, is approached via elegant and beautifully maintained communal entrance halls and a shallow staircase. The property is entered into a hallway from which all rooms lead. To the front there is an impressive formal drawing room with 3 stunning floor to ceiling sash windows over–looking the Crescent along with a period fireplace, intricate period cornicing detail and a central ceiling rose. To the rear there is a pretty master bedroom, a spacious kitchen and family bathroom.

On the mezzanine level there is a separate guest suite which comprises a vaulted bedroom, bathroom and small study area. In addition, there is a further undercroft storage area accessed from the communal entrance hall.

The property is in need of some updating and offers a wonderful opportunity with a blank canvas to create a spectacular home.

Accommodation

Ground Floor

Communal Entrance Hall

Elegant and well–maintained communal areas with shallow stairs rising to the first floor and mezzanine levels.

First Floor Mezzanine Level

Generous Undercroft Storage Area

With potential for bins and surplus storage.

First Floor

Entrance Hall

With fitted carpet, wall mounted lighting, loft access to storage space, intercom entry system, glazed doors through to elegant drawing room and fitted cupboard.

Drawing Room

With three floor to ceiling sash windows to front aspect, radiators underneath, intricate period cornicing detail, central ceiling rose, period fireplace and surround.

Dining Area

With fitted carpet, decorative arch, radiator and wall mounted lighting.

Master Bedroom

With fitted carpet, bay window with 4 casement windows to rear aspect, balconette, radiator under, fitted shelving, wardrobes and intricate period cornicing detailing.

Kitchen

With a comprehensive range of floor and wall mounted units, cupboards and drawers, stainless steel sink and drainer, melamine worksurfaces, integrated electric oven, 4 ring hob, integrated Ideal boiler, space for fridge/freezer and sash windows to front and rear aspect.

Bathroom

With checkered vinyl flooring, panelled central bath, pedestal WC, pedestal basin, Venetian window to rear aspect, wall mounted lighting and radiator.

Mezzanine Level Guest Suite

Study Area

With fitted carpet, window to side aspect, radiator under, fitted shelving and intercom system.

Bedroom 2

With fitted carpet, vaulted ceiling with intricate period detailing, window with balconette to front aspect with radiator under.

Bathroom

With fitted carpet, panelled bath with tiled surround and shower over, pedestal WC, pedestal basin, radiator, sash window to side aspect, access to loft storage space and cupboard housing the hot water tank.

