



CAVENDISH PLACE - BATH



FIRST FLOOR APARTMENT 11 CAVENDISH PLACE BATH BA1 2UB

An exquisite 2 bedroom first floor apartment with a beautiful balcony and wonderful open aspects of the park opposite

- Elegant Georgian building with beautiful communal areas
- Exquisitely presented accommodation with quality finished throughout
- 2 bedrooms
- Contemporary well fitted shower room with under floor heating
- Well fitted compact kitchen
- Stunning first floor balcony
- Wonderful views
- Prime residential location
- Close Bath city centre





SITUATION

Cavendish Place is a highly prized residential area located on Bath's sought after northern slopes. This fine terrace of 13 grade one listed Georgian townhouses has a wonderful westerly aspect overlooking The Approach Golf Course and is most conveniently located for easy access to the excellent local amenities on nearby St James Square, Julian Road and Bath city centre. Cavendish Place is also particularly well placed for easy walking access to the beautiful nearby Royal Victoria Park and The Botanical Gardens.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition there are excellent spa facilities at the nearby five star Royal Crescent and Priory Hotels and a well-attended local tennis and boules club. Many good state and independent schools are also on the doorstep which include St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Cross Rail link commences TBC), the M4 Motorway is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

DESCRIPTION

The first-floor apartment, 11 Cavendish Place is an exquisite 2 bedroom property with immaculately presented accommodation retaining a wealth of period detail, which blends beautifully with plentiful quality finishes.

The building is entered into elegantly presented communal entrance halls with a fine shallow staircase that rises to the first floor. The apartment has a handsome entrance hall with a bespoke range of fitted, courtesy lit cupboards and shelving. To the right there is an impressive formal drawing room with a beautiful period fireplace and floor to ceiling sash windows and casement glazed doors, both with electric black out blinds, that lead onto the balcony. The well fitted compact kitchen leads from the drawing room along with the second bedroom which conveniently has a large mezzanine level storage area.

The particularly generous master bedroom is to the rear and has a comprehensive range of bespoke built in wardrobes, a large picture window with electric black out blinds, and breathtaking cornicing detail. In addition, there is a 'hotel' standard shower room with mood lighting and a plenty of useful storage.



ACCOMMODATION

GROUND FLOOR

The property is entered into exquisitely presented communal areas.

Communal Area

With stairs that rise to first floor.

FIRST FLOOR

Entrance Hall

With fitted carpet, beautiful bespoke fitted cupboards and bookshelves with feature lighting, recessed ceiling spotlights, entry system and radiator with deco cover.

Drawing Room

With fitted carpet, floor to ceiling sash window, casement window with doors, electric black out blinds and fitted shutters which open onto first floor stone balcony, period fireplace and surround with marble hearth, intricate period coving, central ceiling rose and radiator.

Kitchen

Wooden flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers, quartz granite worksurfaces and upstand, part tiled walls, inset stainless steel sink and mixer tap, integrated appliances to include AEG microwave, fridge/freezer, Bosch dishwasher, electric oven and 4 ring hob, quartz splash back, extractor over and recessed ceiling spotlights.

Bedroom 2

With fitted carpet, floor to ceiling sash window to front aspect with working shutters, intricate period coving, open tread stairs that lead to large first floor mezzanine storage level.

Master Bedroom

With fitted carpet, a comprehensive range of bespoke fitted wardrobes, floor to ceiling sash window to rear aspect with electric black out blinds, working shutters and Juliet balcony, intricate period coving detail, central ceiling rose, radiator with deco panel and built in shelving.

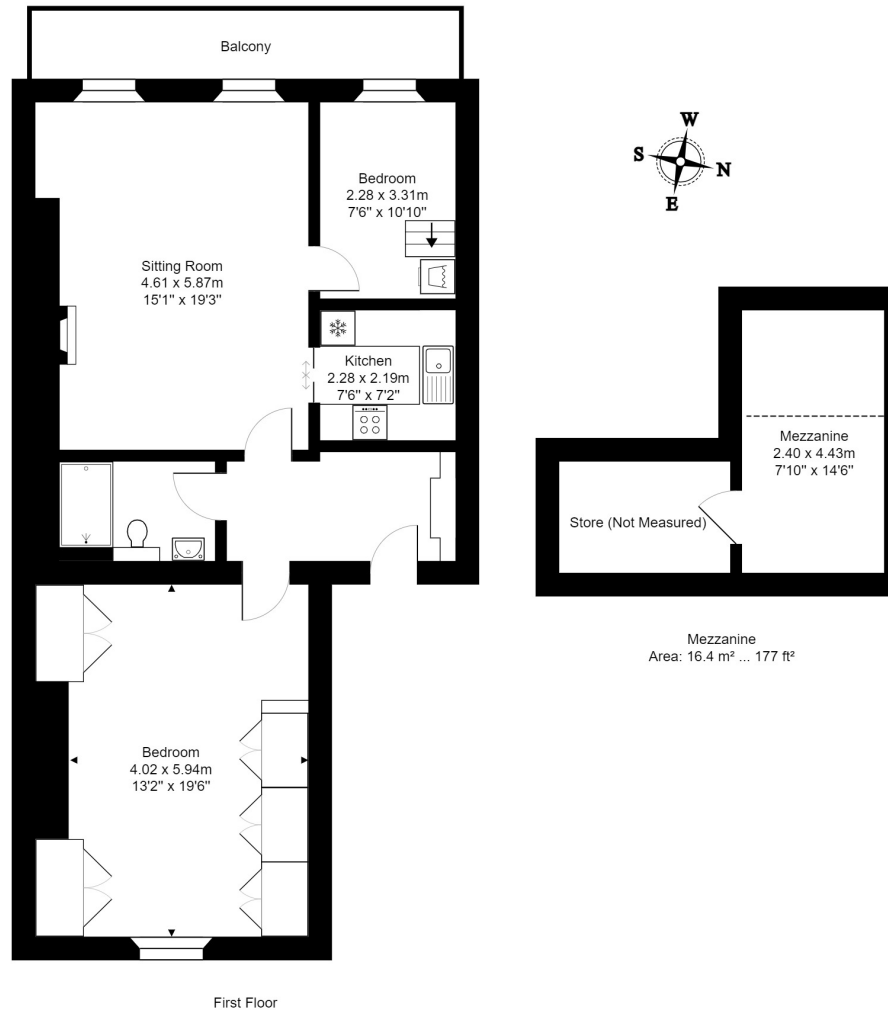
Bathroom

Ceramic tiled flooring with under floor heating, part tiled marble walls, fully tiled and glazed shower unit with handheld and rain shower over, recessed shelf, concealed cistern WC with display shelf over and wall mounted glazed shelving, rectangular sink built into drawer vanity unit with central stainless-steel tap, wall mounted courtesy lit mirror, wall mounted shaving mirror, ladder effect heated towel rail, mirrored cabinet, recessed ceiling spotlights and extractor fan.



FLOOR PLANS

FFF, 11 Cavendish Place



GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas central heating

Tenure: Lease - residue of 999 .year

Management Company: 11 Cavendish Place Ltd

Management Charges:

Council Tax Band: D -

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Total Area: 83.5 m² ... 898 ft² (excluding balcony, mezzanine, store (not measured))

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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