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11 First Floor Apartment,  
Cavendish Crescent, Bath, BA1  
2UG

£1,750 pcm

A spacious and well presented first floor two bedroom apartment with  
stunning views over the park and veranda overlooking the city

Available September

Unfurnished



# Key Features

- Spacious & light with many period features
  - Large veranda with views over city
  - Easy walk to local amenities and city centre
  - NO PETS
- Stunning views
  - Easy residents parking
  - NO STUDENTS

## Description

Cavendish Crescent is one of the most attractive crescents within the city of Bath having a westerly aspect over The Approach Golf Course and towards the city of Bath. Within approximately a 10 – 15 minute walk is the city centre of Bath which provides a complete range of excellent amenities, sport facilities, the Theatre Royal, a number of fine restaurants and wine bars. In addition there is a main line railway station providing direct access to London Paddington (approximately 90 minutes) and the city of Bristol. Also close at hand are an assortment of local shops and amenities within St. James’s Square to include a delicatessen, post office and chemist. The M4 motorway junction 18 is approximately 11 miles to the north and the city of Bristol is some 9 miles to the west.

## Accommodation

### First Floor

#### Entrance hall

with large storage cupboard

#### Kitchen

with fitted floor and wall mounted units and integrated appliances to include dishwasher, fridge, electric oven and hob

#### Drawing room

with three large sash windows with working shutters overlooking the park and views beyond. Door to south facing veranda. Door to second bedroom and ladder to mezzanine level storage or study area

#### Bedroom 2

with door to south facing veranda

### Bedroom 1

with large range of built in wardrobes and storage and large sash window with working shutters

### Bathroom

with contemporary white suite comprising large walk in glazed shower cubicle, wash hand basin and w.c., heated towel rail, mirrored cabinet and glazed shelving

### Veranda

spanning the depth of the building with views over the city with a southern aspect

## General Information

Council tax band D

Energy Performance rating D

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