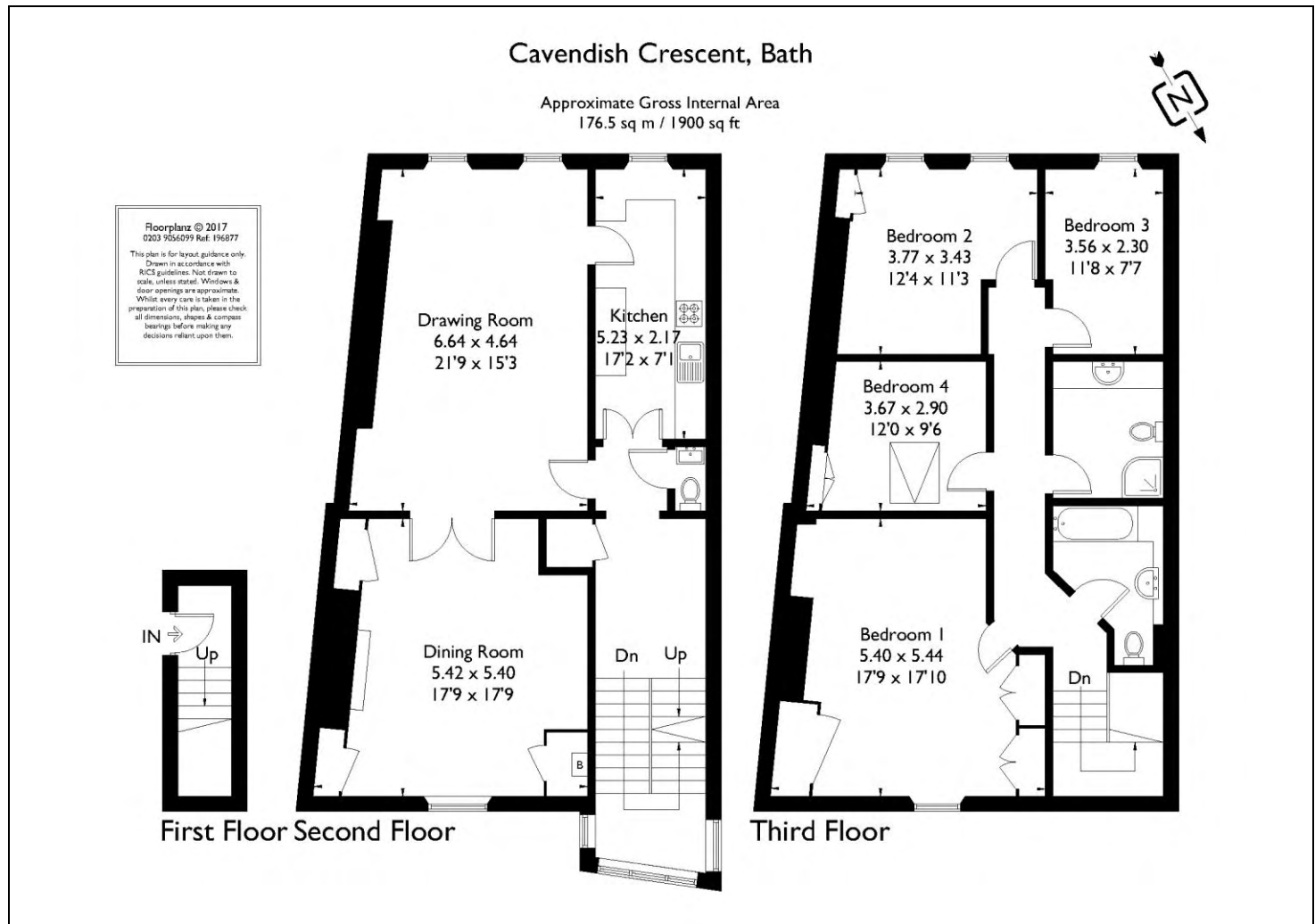


Upper Maisonette 8A Cavendish Crescent BATH BA1 2UG



Guide Price: £995,000

Floorplan



Introduction

An exceptional Upper Maisonette forming part of a magnificent Grade I Listed Georgian town house in this commanding & delightful Crescent enjoying the most spectacular views over the Approach Golf Course and the City beyond. Enjoying particularly elegant and well proportioned accommodation over 2 floors.

- 4 bedrooms, shower room, bathroom
- Drawing room, dining room, kitchen, WC
- Breathtaking far reaching views
- Residents parking
- Internal area approximately: 176.5 sq m/1900 sq ft



The History of Cavendish Crescent.

Cavendish Crescent was designed by John Pinch and built for William Broom (a spectacular builder) between 1817 and 1830. The Crescent comprised 11 houses of equal size originally and combines to form a confident elevation of simple Eighteenth Century elegance. The fronts of the house are identical architecturally with the entrance doors set within arched openings emphasized by restricted stone surrounds. The elevation is unified by strong horizontal lines by the first floor plantland, the stringcourse at 3rd floor level and the main cornice with parapet above. The first floor windows have segmental balconies of trellis design in ornate iron. During the 20th Century, most houses were divided to create apartments and Number 2 offers a rare opportunity to acquire a complete Town House.

Location

Cavendish Crescent is conveniently situated on the lower slopes of Lansdown on Sion Hill, 10 minutes walk to the centre of Bath. A splendid choice of local shops and boutiques can be found in either St. James's Square or Margaret's Buildings including restaurants, pubs, delicatessen, small supermarket and newsagent. Those of a more sporting inclination will be delighted by The Bath Recreational Ground (the home of Bath Rugby), the nearby Lansdown Race Course, Lansdown Tennis Club and the almost-adjacent Par 3 Approach Golf Course. Delightful walks are available in Royal Victoria Park and the Botanical Gardens, straight from the door which includes the latter stage of the Cotswold Way. Commuters and 'weekenders' alike will be pleased to note Bath Spa Station is within 15 minutes (London Paddington approx. 90 minutes) and Junction 18, M4 located at Tormarton some 10 miles north of the City. Bristol International Airport is only some 19 miles distant from the City of Bath. A selection of local schools including The Royal High School, Kingswood School, King Edwards School are also within easy reach.





Services

We are advised that mains gas, electricity, water and drainage are supplied to the property.

Useful Local Information Website www.bathnes.gov.uk

Bath & North East Somerset Council Website including schools, council tax etc

Energy Performance Certificate

Not required for listed buildings.

Lease Information

The property is leasehold

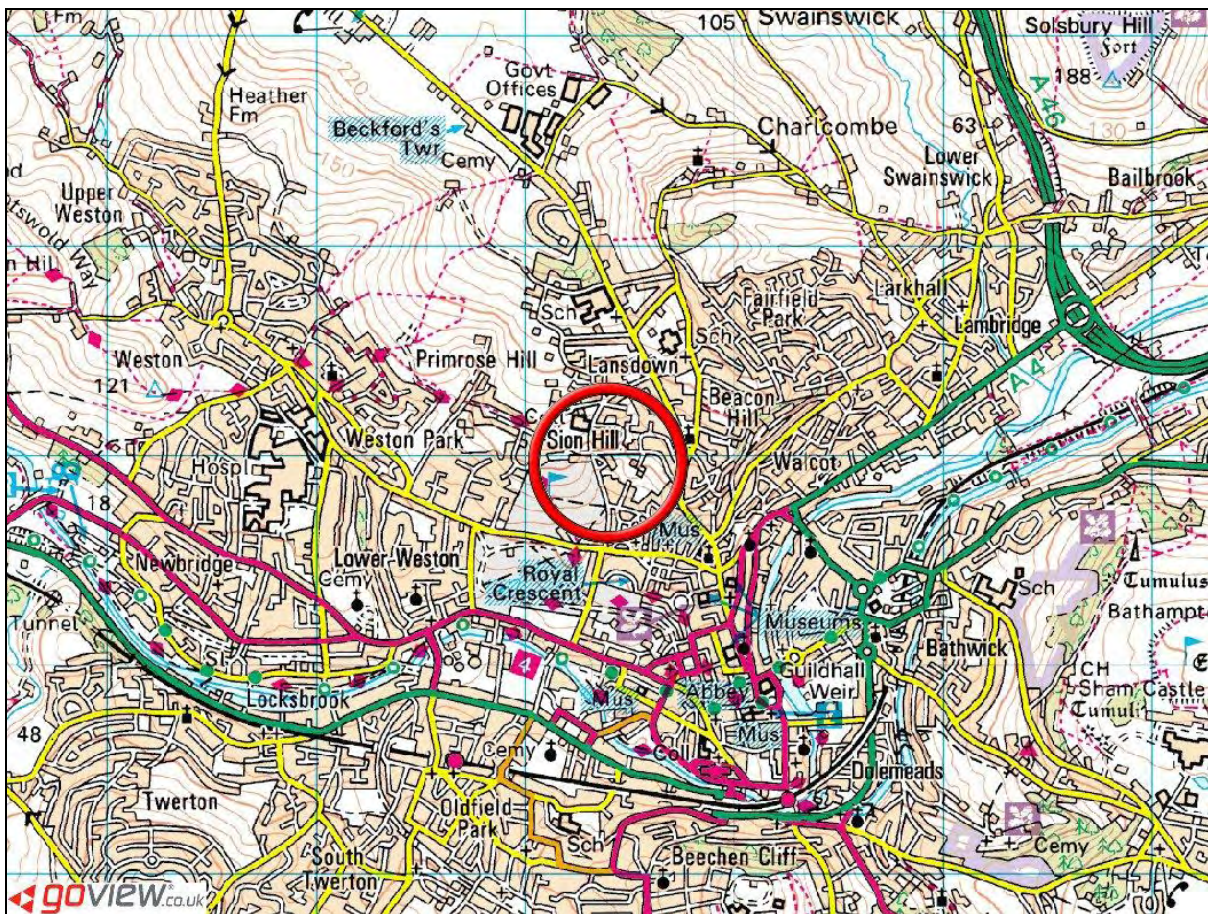
Residue of 999 years

Service charge available on request*

*(Subject to change and for guide purposes only)

Directions

Proceed out of Queens Square past Charlotte Street car park and onto the A4 Upper Bristol Road turning right in Marlborough Street. Proceed uphill past Marlborough Buildings and The Royal Crescent on your right. At the cross roads by the Marlborough Tavern proceed straight across into Cavendish Road and proceed up the hill following the line of the Approach Golf Course on your left. **Cavendish Crescent** will be found on the right hand side. Parking is available on the street for visitors.



APPOINTMENTS TO VIEW AND ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH THE AGENTS. These particulars do not constitute, nor constitute any part of, any offer or contract and all statements made herein are made without responsibility on the part of Pritchards or the Vendor. Any intending purchaser should satisfy themselves as to their correctness. The Vendor does not make nor give, and neither Pritchards nor any person on their employment has any authority to make or give, any representation or warranty in relation to this property. These particulars are supplied on the understanding that all negotiations are conducted through the agents above. REFLHDRAFT216