



Flat 1, 15 Lansdown Crescent, Bath BA1 5EX

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A grand, 5-bedroom, ground, and lower ground maisonette within a Grade I Georgian building in the iconic Lansdown Crescent

Ground floor and lower ground Maisonette | Grade I listed Georgian Building | Spacious ground floor | Drawing room and separate dining room | 5 Double bedrooms | Private rear garden | 3 En-Suit Bath/Shower room | Utility room

Situation

Lansdown Crescent is arguably the most sought-after of all Bath's Georgian Crescents due to its elevated position overlooking the city. The elegant ground floor apartment at No. 15 benefits from spectacular views over the green and beyond. The City Centre is just a half mile walk, offering easy access to all Bath's shops, restaurants, bars, and entertainment facilities, as well as its wide range of cultural attractions. The property is well placed for commuters, being approximately 20 minutes' drive from the M4. Bath Spa station is approximately three quarters of a mile away, offering high speed rail links to London Paddington in approximately 90 minutes.

Description

This ground floor and lower ground floor maisonette is set within a beautiful Grade I listed town house, with wonderful high ceilings and many period features such as large sash windows, working shutters and original Cornicing. You can either enter this apartment via its own private door on the lower ground floor level or via the communal front door on the ground level.

The ground floor accommodation is made up of a spacious front drawing room and rear dining room, both benefiting from high ceilings with detailed cornicing, original cast iron period fireplaces and original working shutters. The drawing room has two large sash windows that allows the light to flood into the property and grants magnificent views over the crescent grounds.

To the rear of the ground floor accommodation there is a fully fitted kitchen that grants access to the private rear garden and a WC.

The lower floor accommodation features 5 double bedrooms, all featuring built in storage. 3 of these bedrooms feature an en-suite shower/bathroom.

Additionally - to the front of the lower ground floor is a utility room and 2 private vaults.

To complete this property's accommodation, there is a private owned studio that is accessed from the first-floor mezzanine level.





Externally

To the rear of the property is a private garden accessed via the ground floor. The garden is made up of a large terrace, a lawned area and mature trees and shrubs.

To the front of the property is a private courtyard that provides access to the property's private entrance.

General Information

Service charge - £4878.40 PA

Council tax band - G



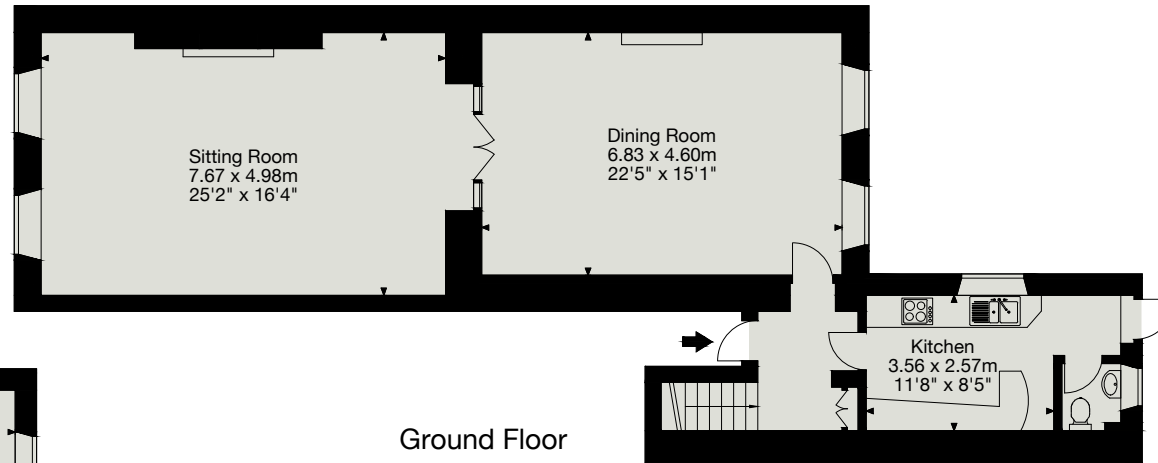
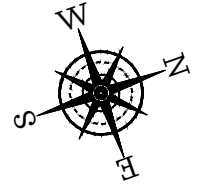
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Gross Internal Area (Approx.)

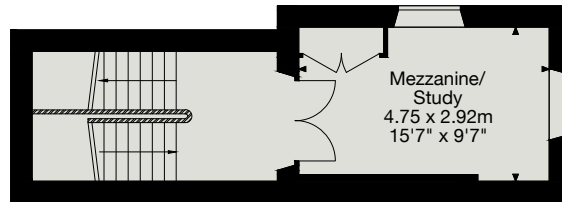
Main House = 294 sq m / 3,166 sq ft

Mezzanine = 13 sq m / 149 sq ft

Total Area = 307 sq m / 3315 sq ft



Ground Floor



Mezzanine



Lower Ground Floor