

EST ● 1879

CRISP COWLEY



Top Floor Flat 24 Royal Crescent Bath BA1 2LT

Superb Grade I listed 2/3 bedroom apartment offering flexible accommodation, ideally situated in Bath's World-renowned Royal Crescent

| Entrance hall | Living/dining room | Kitchen | Master bedroom
| Guest bedroom 2 | Bedroom 3/study with en-suite wet room |
Family bathroom |

Situation

The Royal Crescent, one of Bath's most iconic landmarks, was built between 1767 and 1775 and designed by John Wood the Younger. This impressive landmark is arranged around a perfect lawn overlooking Royal Victoria Park and forms a sweeping crescent of 30 Grade I listed terrace houses. It is without doubt one of the greatest examples of Georgian architecture anywhere in the United Kingdom.

The 500-foot-long crescent has an impressive ha-ha, which was designed to keep grazing animals out of the more formal areas of the garden. Residents of Royal Crescent are allowed access to the Crescent Lawn, from where the splendour of the unique architecture of the Royal Crescent can be best appreciated. Today, the Royal Crescent is home to the five-star hotel The Royal Crescent Hotel & Spa, a museum of Georgian life at No. 1 Royal Crescent, and private housing.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time from 75 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approximately 11 miles north.

Description

Flat 4 is a very special two or three bedroom apartment which can be configured depending on the owners' requirements. The proportions are excellent, and the accommodation is very well laid out. It retains many original features such as sash windows, cast iron fireplaces and original hard wood floors throughout.

Entering the building via the front door, you are immediately struck by the grandeur of the house. Once you have entered the apartment's front door, you are welcomed into the central hallway that grants access to all other rooms.

To the rear of the apartment sits the spacious living/dining room. There are three sash windows that allow light to flood in, with views over the Bath approach course on the slopes of Lansdown.

Adjacent to the living room sits the good-sized family bathroom complete with a bath, shower, hand basin and WC.

To the front of the apartment sits two double bedrooms, both of which benefit from views over the Royal Crescent Lawn and built-in storage.

The apartment is complete with a galley kitchen comprising built-in wall and base units providing ample storage.

Off the communal landing there is a third bedroom/study with an en-suite wet room which is privately owned by apartment 4.

Externally

Externally Residents are privileged to have the use of the large private lawn in front of the Crescent. It is beautifully maintained and perfect for taking exercise or enjoying a summer picnic.

General

Tenure - Leasehold.

Service charge per six months - £1734.23.

Ground rent per annum - £25.

Bath & North East Somerset Council. Council Tax Band E.



Approximate Area = 108.2 sq m / 1165 sq ft



First Floor

Second Floor

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COWLEY**

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