



Ground Floor Apartment 20 Lansdown Crescent Bath BA1 5EX

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A Grade I listed lateral ground floor apartment with the benefit of a large communal garden and a garage

| Entrance hall | Spacious drawing room | Kitchen/dining room | Master bedroom with en suite bathroom | 2 further bedrooms (1 en suite) | Cellar | Communal garden | Garage |

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. 20 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 from approximately 80 minutes.

Description

Set in a Grade I listed townhouse, the ground floor apartment is beautifully presented with high ceilings, magnificent sash windows and many period features.

The entrance is under an archway which dates back to the time when notable Bath resident William Beckford owned the property.

Entering the apartment via the main front door, you are immediately struck by the grandeur of No. 20 with its sweeping staircase. Through to the apartment itself, there is a generous hallway with a bank of built-in cupboards.

To your right you find the stunning kitchen/dining room comprising recently fitted hand painted units and marble worktops. There is a butler's sink with beautiful silver Perrin and Rowe taps, instant hot water Zip tap, electric black AGA, slimline Siemens dishwasher and integral Liebherr fridge freezer. Of particular note are the large sash windows filling the room with light.

The next room is the impressive drawing room with large bay window and, again, wonderful high ceilings. The room is impressive and full of charm with period cornicing, shutters and a marble fireplace.

There are three bedrooms in total, two of which are en suite. The master bedroom is simply fantastic with a period marble fireplace and views over the gardens.





Outside

The impressive walled communal garden is accessed via a useful garden utility area, situated off the rear entrance hall. The large lawned area is surrounded by a path and borders planted with various trees and shrubs. There is a large terrace nearest the house and further down the garden is another terrace which provides an ideal area for al fresco dining and features a summerhouse and a pond.

There is a garage at the end of the garden which provides parking for three vehicles, one of which is allocated to the ground floor apartment.

General Information

Mains services connected.

There is the benefit of a lift to all floors within the building.

The tenure is Long Leasehold for the residue of a 999 year terms from 1 January 1980.

Current management charge approximately £6,632.96 per annum.

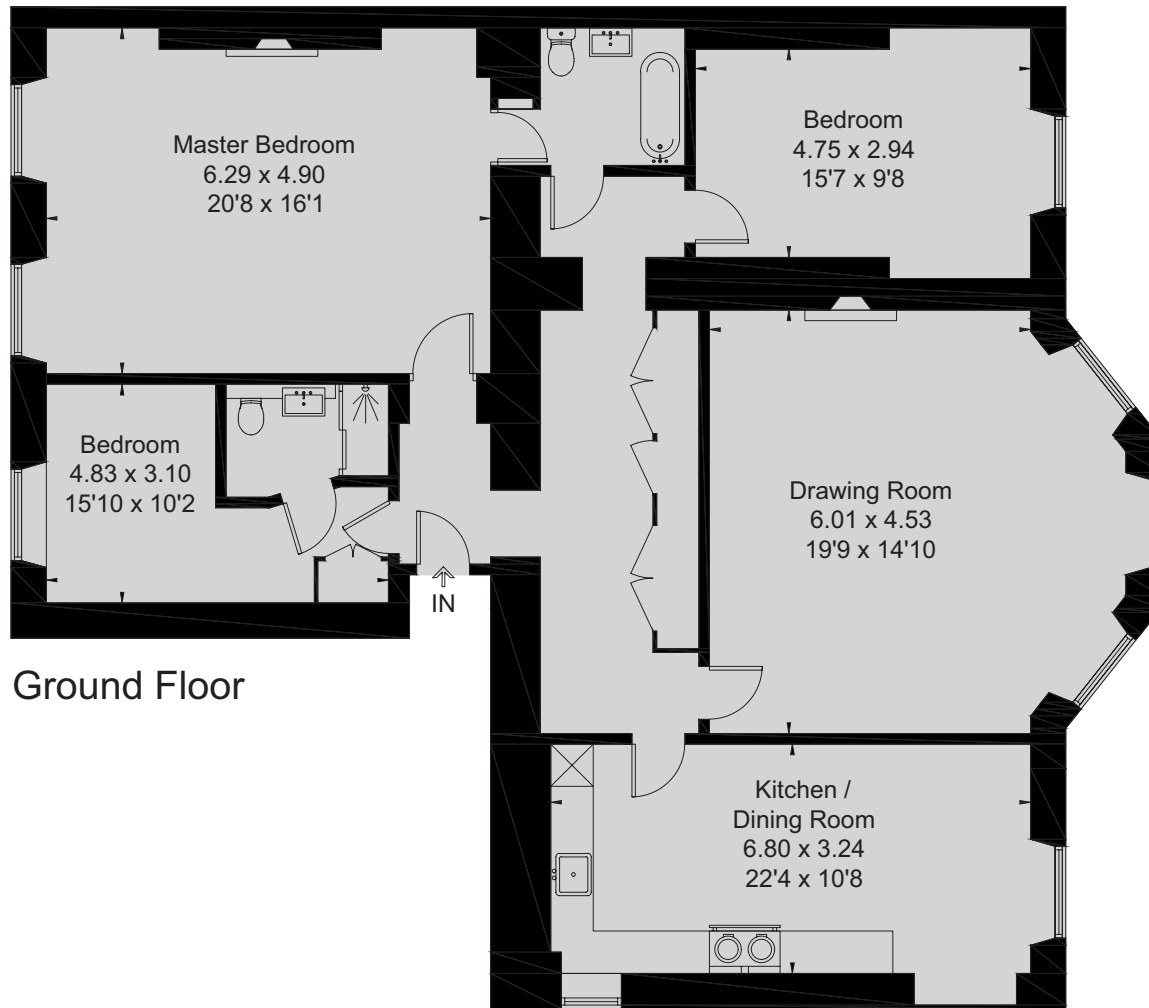
Bath & North East Somerset Council. Council Tax Band F.

Directions

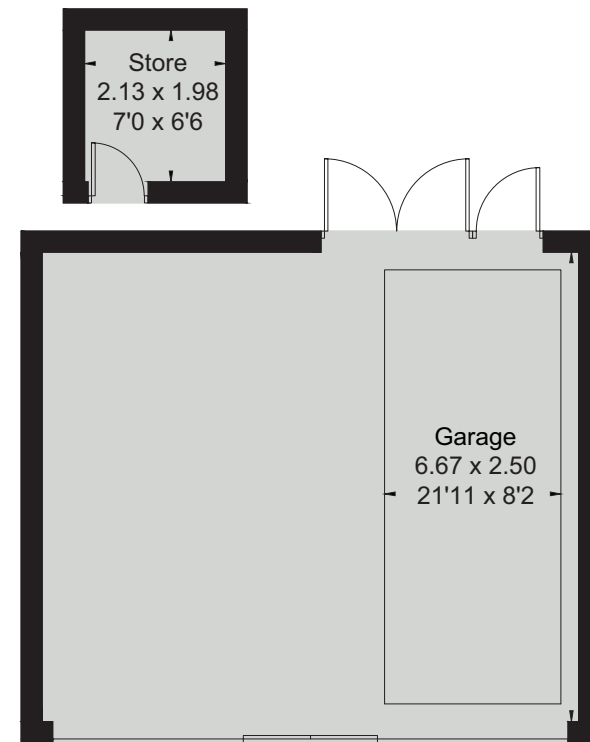
From central Bath proceed north up Lansdown Road. The Lansdown Grove Hotel will be found on the right: take the next left into Lansdown Place East, which leads to Lansdown Crescent.



Approximate Floor Area = 157.5 sq m / 1695 sq ft
 Outbuildings = 54.8 sq m / 590 sq ft
 Total = 212.3 sq m / 2285 sq ft



Ground Floor



Outbuildings
 (Not Shown In Actual Location / Orientation)