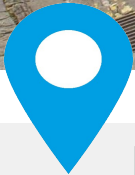


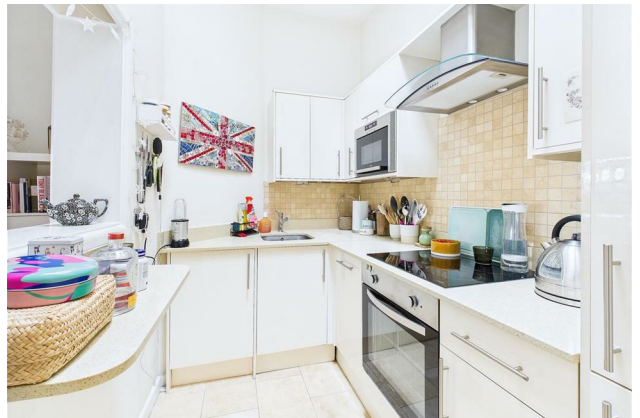


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Royal Crescent, Bath

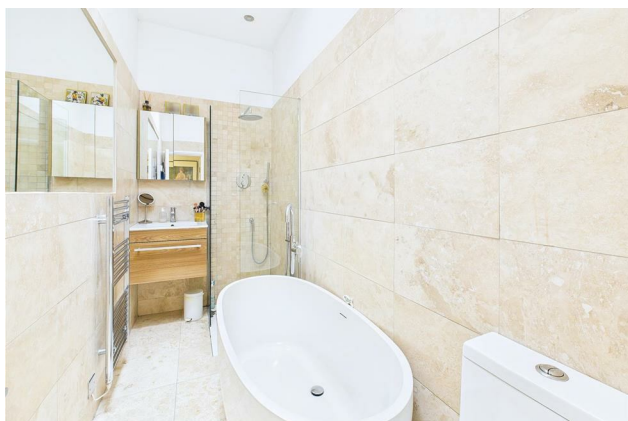
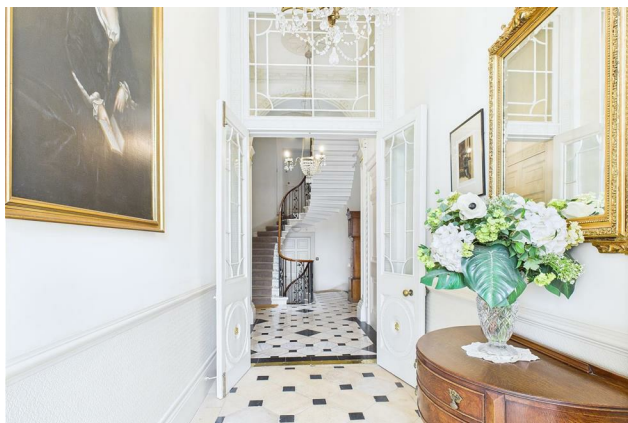
- Prestigious Royal Crescent penthouse
 - Bright, spacious interiors
 - Lift access
 - Prime city location
 - Parking permit available
- Iconic Georgian architecture
 - Generous double bedroom
 - Exclusive residents' lawn
 - Walk to shops & dining
 - Rare historic opportunity





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Offers In Excess Of £500,000





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An elegant penthouse apartment with iconic views, this rare home is enviably positioned at the very top of Bath's world-famous Royal Crescent. Combining historic grandeur with modern comfort, the property enjoys bright, well-proportioned interiors, a generous double bedroom, and elevated vistas across the city. With the benefit of lift access directly to the apartment, residents' access to the beautiful front green, and the option of a parking permit, it offers both ease and exclusivity. Perfect as a refined home or pied-à-terre, this unique property represents a once-in-a-lifetime opportunity to own a piece of Bath's architectural history, all within a short walk of the city's parks, restaurants, and cultural attractions.

Location

The Royal Crescent is one of Bath's most prestigious and internationally recognised addresses, celebrated for its sweeping Georgian architecture and commanding position overlooking the city. Living here offers the rare privilege of being immersed in history while enjoying every modern convenience just moments away. Residents benefit from the tranquillity of the landscaped Crescent lawns and nearby Royal Victoria Park, while also being within easy walking distance of the city centre's shops, award-winning restaurants, cultural attractions, and transport links. It is a location that perfectly balances heritage, elegance, and lifestyle – making it one of the most desirable places to live in the country.

Tenure: Leasehold

Lease Length: 999 years from 25th March 1980

Service Charge: £4665.44 pa

Ground Rent: Not currently collected

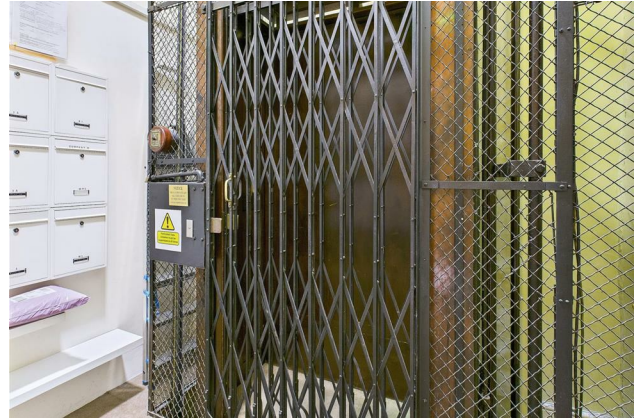
Council Tax Band: D

EPC: E



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Communal Landing
Lift access, Stairs, Door to:

Hallway
2'10 x 12'2



Storage cupboard housing hot water cylinder and electric boiler, utility cupboard with plumbing for washing machine and shelving, Radiator

Bedroom
9'11 x 14'2



Sash window to front, radiator, built in wardrobes

Living Room
13'8 x 18'



Fireplace, Sash window to front, Radiator, Serving hatch through to

Kitchen
9'4 x 5'7



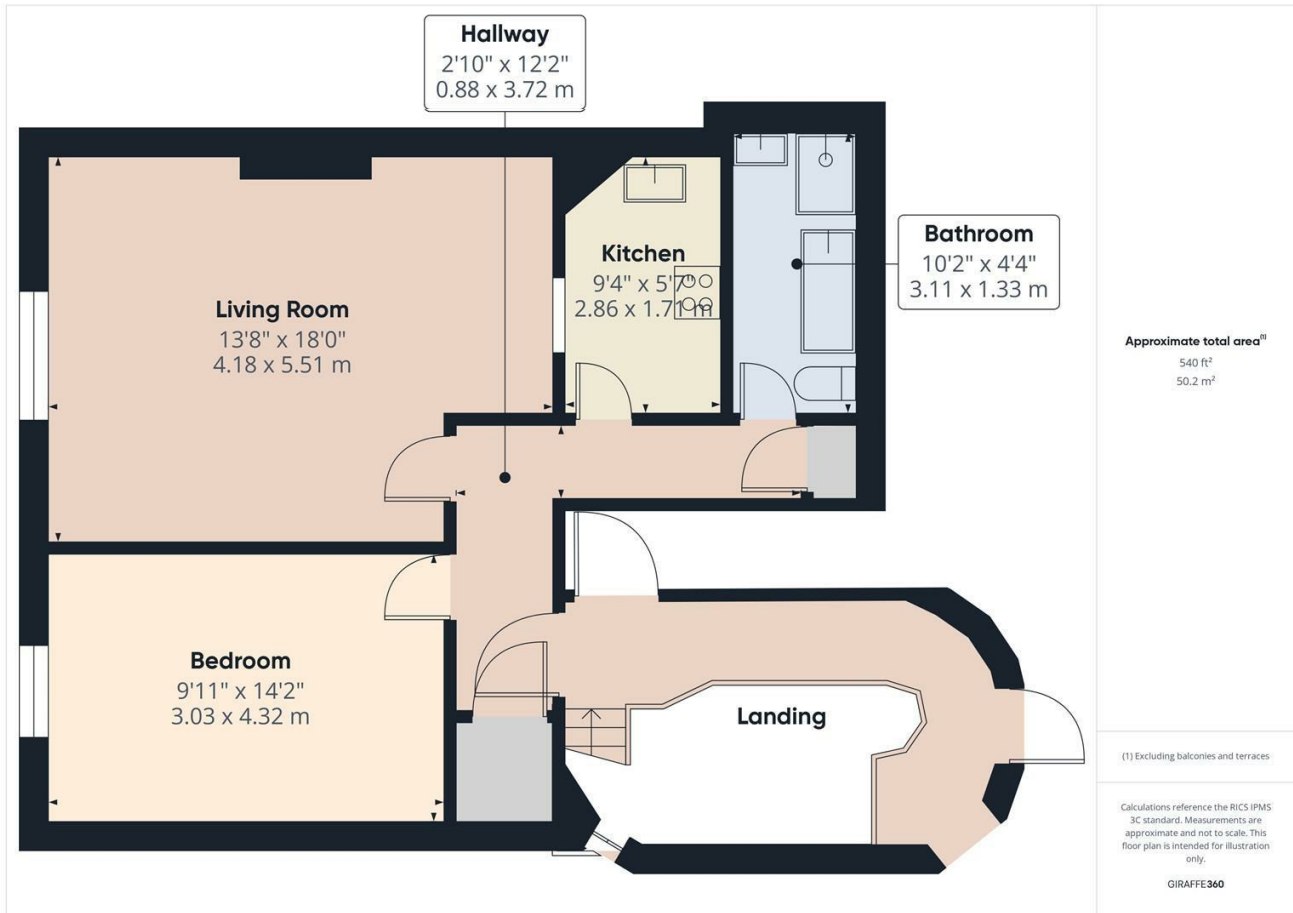
A range of matching wall, drawer and base units with worktop over, Stainless steel sink, Built in oven and hob with cooker hood over, built in microwave, built in fridge and freezer, built in dishwasher, Velux window

Bathroom
10'2 x 4'4



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Royal Crescent, Bath



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	