

12 Prospect Place  
Bath  
BA1







# 12 Prospect Place

## Bath

**A charming mid-terrace Grade II listed Georgian house with tastefully presented, flexible accommodation.**

Entrance Hall | Sitting Room | Dining Room | Shower Room | Kitchen  
3 Double Bedrooms | Bathroom  
South Facing Front Garden  
Rear Courtyard | Beautiful Terraced Garden  
Residents Parking Permits Available

Bath City Centre | 1 mile  
Bath Spa Railway Station | 2 miles  
Junction 18 of the M4 | 10 miles  
Bristol Airport | 20 miles



Bath  
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**A perfect blend of period and contemporary finishes.**



Prospect Place is a terrace of fine Georgian Grade II listed Georgian houses, located on Bath's highly desirable northern slopes in the fashionable area of Camden. Camden Road has a handsome blend of Georgian and Victorian architecture and stretches from Lansdown Road to the west and Eastbourne Villas to the east. Due to its elevated position it enjoys far reaching views across the city to the southern slopes and beautiful Bath Skyline beyond. Local amenities can be found on Camden Road itself and on nearby Fairfield Road. These include convenience store, welcoming public house, pharmacy and doctors surgery.

The city centre which is very accessible offers a diverse range of restaurants, shops and cultural opportunities including the wonderful Thermae Bath Spa, The Theatre Royal and the Roman Baths, whilst being within close proximity to Camden and Lansdown Crescents.

This stunning Grade II listed Georgian town house situated on the upper slopes of Camden, within easy reach of the city centre and Larkhall village. This elegant town house has been sympathetically updated over recent years enjoying high quality fittings, all designed with great attention to detail. Beautifully presented throughout the accommodation is evenly spread over three floors and comprises a entrance porch, entrance hall, bespoke kitchen/ breakfast room, dining room, drawing room, withdrawing room, conservatory, three double bedrooms and three luxury bathrooms.

The property has retained many of its period features all combined with contemporary style living. A pretty wooden gate leads you through to the front garden, whilst to the rear there is a landscaped terraced rear garden and a studio/home office.

The house is set back from the street where a pathway leads to the front door through the delightful garden that has walled surrounds and is attractively landscaped with small trees and well planted containers.

The rear garden can be accessed up steps from the ground floor courtyard or from bedroom three and has been landscaped to give you several separate terraces. The garden is bound by fencing and planted with a wide variety of small trees, mature apple trees, flowers and shrubs. There are steps that take you up through the gardens leading to the rear where there is a good sized summer house/home office, double glazed and insulated with under floor heating.





The terrace enjoys stunning views across the city to the southern slopes of Bath. Beyond the rear garden are private woodlands. These are protected and managed by the Camden Woods Association. Residents that border this area are invited to become involved with this friendly community to own and enjoy the woods. There is a pathway that will give you access to Perfect View above.



*From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left on to Lansdown Road. Continue on this road and turn right on to Camden Road, passing Camden Crescent on your left. Prospect Place is a terrace that will be found a short distance along also on your left. Residents parking and some restricted parking is available on your right.*





Approximate Area = 167.5 sq m / 1803 sq ft  
 Summer House = 7.7 sq m / 83 sq ft  
 Total = 175.2 sq m / 1,886 sq ft  
 Including Limited Use Area (0.1 sq m / 1 sq ft)



## Services

Mains electricity, gas, water and drainage. Gas central heating.

## Local Authority

Bath & North East Somerset 01225 477000

## Tenure

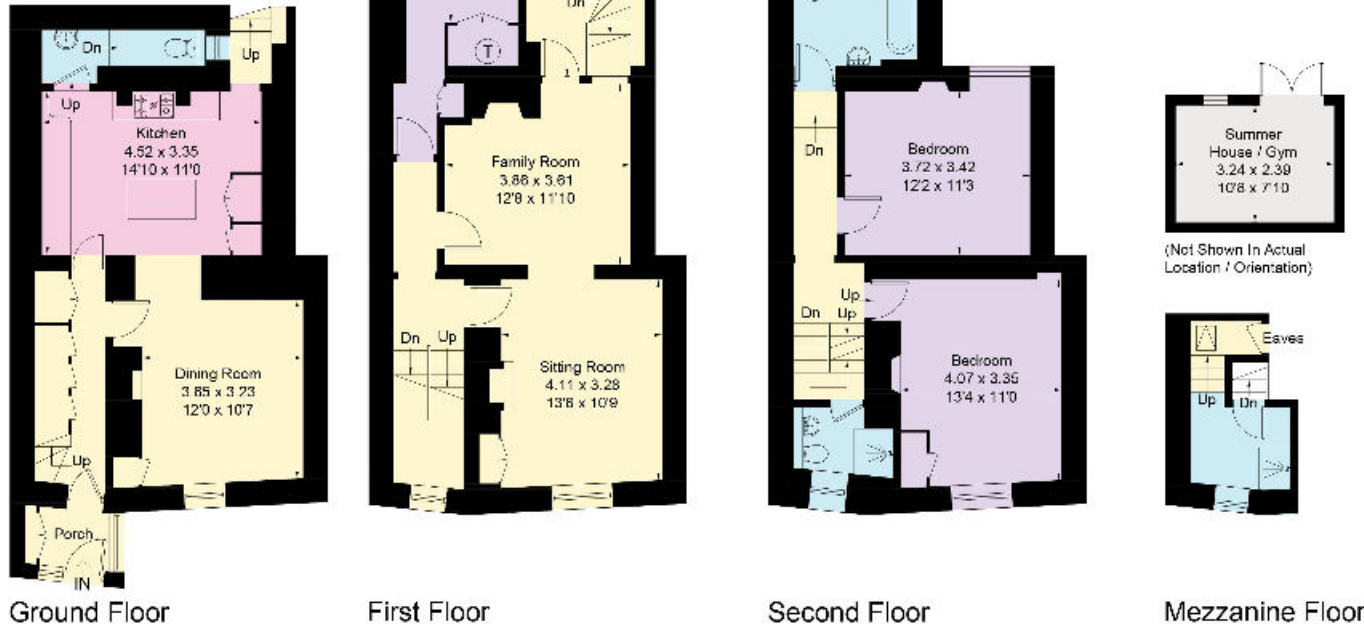
Freehold

## Council Tax

Band F

## Viewings

Strictly by appointment with the agent.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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**I would be delighted to tell you more.**

**Sam Daniels**  
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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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