

Flat 5

3 Lansdown Crescent Bath



A unique three bedroom apartment in the prestigious Lansdown Crescent offers in excess of 1700 sq. ft. of accommodation spread across two floors.



Summary of accommodation

Third Floor: Sitting/dining room | Kitchen | Bedroom suite
Bedroom | Bathroom

Fourth Floor: Bedroom | Bedroom/office | Laundry room





Situation

Lansdown Crescent is among one of the best examples of Georgian architecture to be found in the country, and its prestigious homes are arguably the most sought-after in the whole of the city. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.

There are well-regarded schools in both the state and independent sectors

A mainline rail link to London Paddington (journey time from approx. 85 mins) and Bristol Temple Meads (journey time from approx. 15 mins).



Flat 5

Introducing an exceptional three bedroom apartment located in the esteemed Lansdown Crescent, this remarkable residence offers over 1700 sq. ft. of living space spread across two floors. Immaculately presented, the property features breathtaking panoramic views of the picturesque city of Bath.

The apartment comprises three generously sized bedrooms, a spacious sitting/dining room, a well-appointed kitchen, a family bathroom, an en suite bathroom connected to the principal bedroom, a study, and a utility room.

Occupying the top two floors of an exquisite Georgian townhouse, this residence exemplifies elegance and sophistication. Lansdown Crescent is a highly coveted address, with opportunities to acquire properties in this location being exceptionally rare.





Property Information

Tenure: Leasehold.

999 years from 01.01.1995

Services: We are advised that mains gas, electricity and water are connected at the property.

Local Authority: Bath and North East Somerset

Council Tax: Band D

EPC: E

Ground rent: £25 per annum

Service Charge: £4,400 per annum

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
163.4 sq m / 1759 sq ft
Including Limited Use Area (9.7 sq m / 104 sq ft)

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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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 May 2025. Photographs and videos dated May 2025.

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