



FLAT 1, 13-14 ROYAL CRESCENT




Bath, BA1 2LR



A ONE BEDROOM, APARTMENT AT THE CENTRE OF BATH’S ROYAL CRESCENT.

Accommodation

Lower Ground Floor: Hall | Kitchen | Dining/Living Room | Shower Room | Bedroom Suite.

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Postcode: BA1 2LR

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

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: E

Method of Sale: We are advised that the property is Leasehold. Length of lease 956 years remaining.

Cost of management fees are £613.37 per quarter.

Viewings: Strictly by prior appointment with the Knight Frank, LLP.



SITUATION

The Royal Crescent, one of Bath's most iconic landmarks, was built between 1767 and 1775 by John Wood the Younger and is a prime example of Georgian architecture. Upon its completion, the Royal Crescent was the very first crescent shaped terrace in Europe. Arranged in a sweeping crescent of 30 Grade I listed terrace houses, it overlooks a perfectly maintained lawn and Royal Victoria Park. The site also features a historic ha- ha, designed to keep grazing animals out of the formal garden areas. Residents have access to the Crescent Lawn, providing the best view of this architectural masterpiece.

Today, the Royal Crescent is home to The Royal Crescent Hotel & Spa, a museum of Georgian life at No. 1 Royal Crescent, and private residences. Bath, a UNESCO World Heritage Site, is renowned for its Roman heritage and Georgian architecture.

The city offers a wide range of cultural, leisure, and shopping facilities, along with excellent transport links, including a mainline rail service to London Paddington (journey time from 75 minutes) and Bristol Temple Meads (journey time from 15 minutes).



THE FLAT

Flat One has its own private entrance door, accessed via a front courtyard.

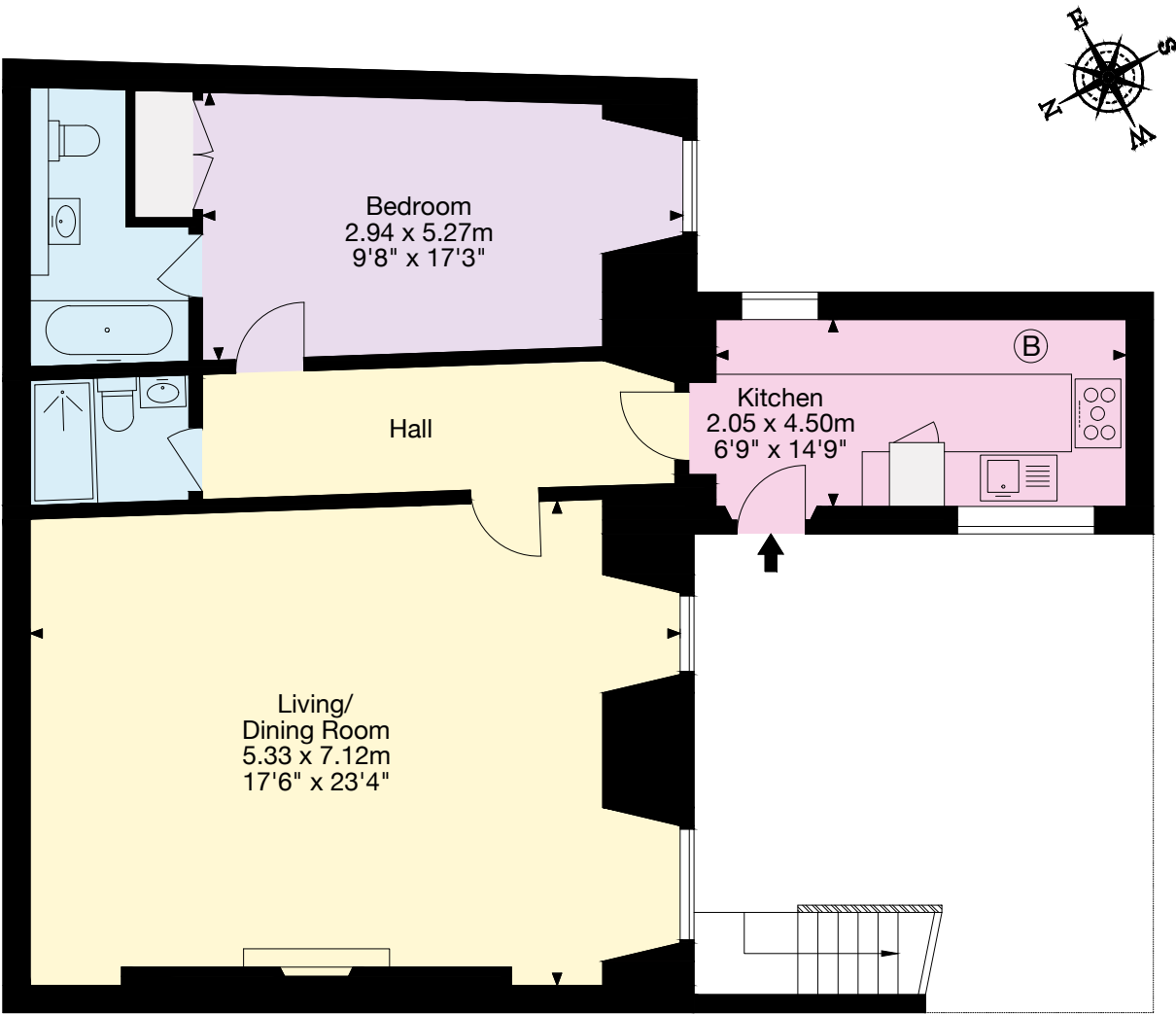
The contemporary kitchen is stylish and practical, with granite worktops, deep blue painted units and chrome splash back and hardware. There are integrated appliances, an electric oven, gas hob and stainless steel sink, with a window looking to the courtyard.

Along the hall, the ceilings are higher and continue into the living room, with chandelier and ceiling rose, a fireplace and two large windows with shutters facing south to the courtyard. Along the hall is a WC and shower room and the bedroom suite. The ensuite has a bath, the bedroom – again with good ceiling height – includes built-in wardrobes and a large window to the front of the building.

GARDENS AND GROUNDS

Residents of The Royal Crescent enjoy exclusive access to the expansive private lawn in front of the Crescent. Impeccably maintained, it offers an ideal space for exercise or relaxing with a summer picnic. Residents can join the Royal Crescent Society which holds several events throughout the year and The Royal Crescent Hotel also offers exclusive discounts to residents.

(Gross Internal Area (Approx.)
Total Area = 79 sq m / 850 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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