



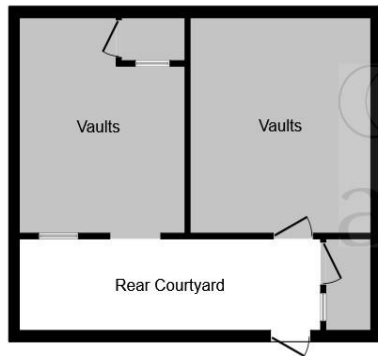
Basement Flat, Camden Crescent, Bath, BA1 5HY

welcome to

Basement Flat, Camden Crescent, Bath

This impressive and well-proportioned two bedroom lower ground floor apartment, with its own private entrance, set at the heart of one of only seven historical Crescents in Bath. Providing a fantastic opportunity for development with unique vault structure.

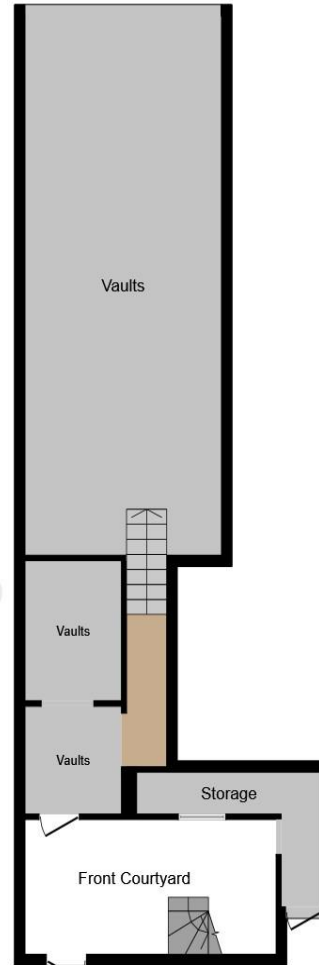




Rear Vaults



Apartment



Front Vaults

Lower Courtyard Entrance

Living/ Dining Room

17' 10" x 12' 9" Plus door recess (5.44m x 3.89m Plus door recess)

Kitchen

13' 4" Max x 7' 4" Max (4.06m Max x 2.24m Max)

Inner Hall

Bedroom One

14' 10" Max x 11' 6" Max (4.52m Max x 3.51m Max)

Bedroom Two

13' 3" x 6' 8" (4.04m x 2.03m)

Bathroom

11' 9" Max x 5' 3" Max (3.58m Max x 1.60m Max)

Courtyard

Vault One

11' 4" Max x 12' 5" Max (3.45m Max x 3.78m Max)

Vault Two

12' 2" Max x 13' 8" Max (3.71m Max x 4.17m Max)

Front Vaults

Outer Vault

33' Max x 17' 6" approx due to vaulted ceiling (10.06m Max x 5.33m approx due to vaulted ceiling)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Basement Flat, Camden Crescent, Bath

- Lower Ground Apartment With Private Entrance
- Renowned Grade I Listed Camden Crescent
- Close To The Heart Of The City
- Front and Rear Courtyard
- Two Bedrooms

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/LAR105131](https://www.allenandharris.co.uk/Property/LAR105131)



Property Ref:
LAR105131 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk