



**Basement Flat, Camden Crescent, Bath, BA1 5HY**

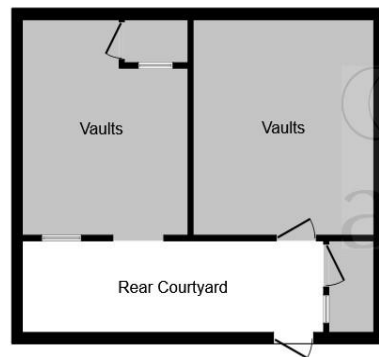


**welcome to**

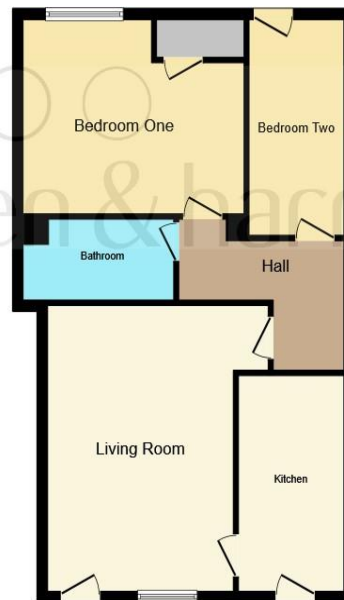
## **Basement Flat, Camden Crescent, Bath**

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.

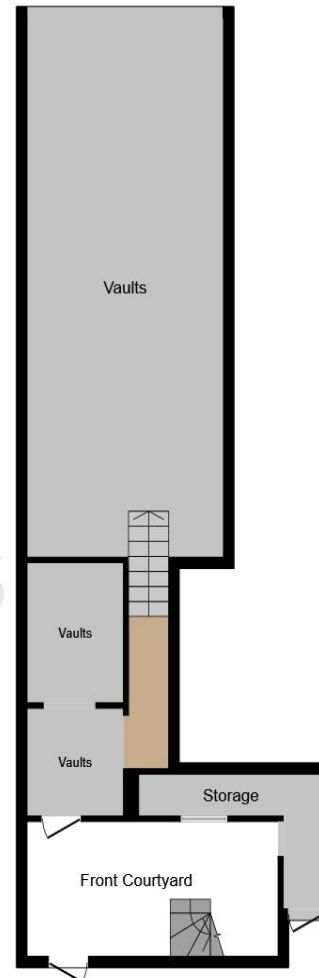




**Rear Vaults**



**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.

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## 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://allenandharris.co.uk/Property/LAR105131)



Property Ref:  
LAR105131 - 0007

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