

14 Lansdown Crescent, First Floor Flat

Bath



An impressive, recently refurbished first floor apartment at one of Bath's most desirable addresses.

Bath Train Station 2 miles, Bath Town Centre 1 miles, M4 (Junction 18) 10 miles.
(All distances are approximate).



3 3 2

Summary of accommodation

Main House

Kitchen/Dining/Living Room | 2 Mezzanine Office/Storage Spaces | 2 Bedrooms | Further Office/Bedroom
Bathroom | WC



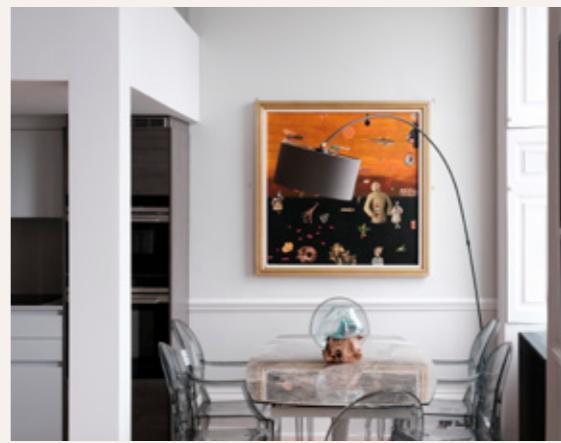
Situation

Times and distances are approximate.

Lansdown Crescent is one of the most sought after locations in Bath, with stunning views overlooking the city.

 The local community is well served, with the city centre just a mile walk, offering easy access to all of Bath's shops, restaurants, bars as well as its wide ranging cultural attractions.

 Bath has a fine selection of schools such as Kingswood, The Royal Highland Stephen's Primary, all within easy walking distance of the crescent. Bath Racecourse, golf and rugby clubs are also within easy access.



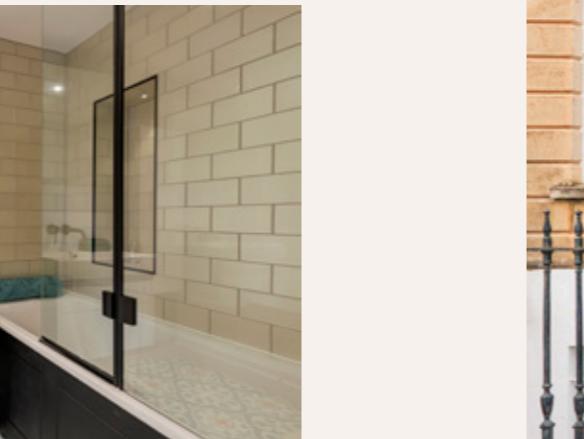
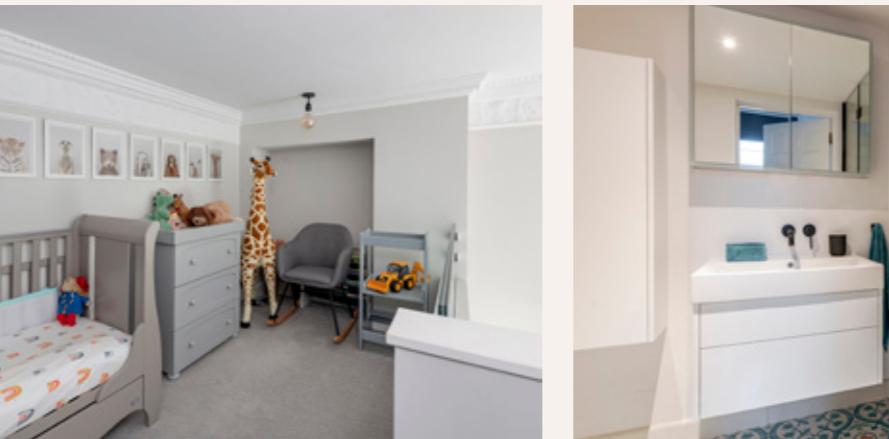
The Property

This elegant first-floor flat at No.14 Lansdown Crescent is one of five dwellings sharing a fifth of the freehold in a Grade I listed Georgian property designed by architect John Palmer. Centrally positioned on the crescent, it faces south with stunning views over Bath and the surrounding hills.

The communal entrance leads to a spacious hallway with high ceilings, ornate cornicing, and a cantilevered staircase. Off the first-floor landing is a flexible room with a mezzanine bed, WC, and fireplace – ideal as a guest room or office.

Inside the main apartment, an open-plan living area with grand proportions features three large sash windows with shutters and refined Georgian details. Recent refurbishments include a modern kitchen with Corian countertops, Siemens appliances, and a mezzanine home office reached by paved stairs. A gas fire, framed by a white surround, serves as the focal point.

Beyond the living area, a hallway with light oak herringbone flooring leads to a utility cupboard, bathroom, and two bedrooms. A second mezzanine serves as a nursery and walk-in wardrobe overlooking the principal bedroom, which has high ceilings, a marble fireplace, and grand views. The second bedroom includes a platform bed for added space, while the bathroom features mosaic tiling and a bath/shower.



Gardens and Grounds

The property's historic vaults are accessible via a lower ground courtyard, offering convenient communal storage for recycling bins and other shared items, preserving both functionality and character. Parking is highly accommodating, with two resident permits allocated to the first floor flat, allowing ample access to spaces along the crescent. For guests, designated zones with two-hour free parking make visits easy and enjoyable, ensuring hassle-free access for both residents and visitors alike.

Property Information

Tenure: Each of the five apartments shares a fifth of the freehold. Service charges are reviewed annually and currently approx. £2,000-3,000 per annum. There is a 99-year lease from 2000.

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

Local Authority: Bath and North East Somerset
01255 47700

Council Tax Band: E

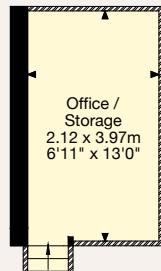
Directions: From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up past Camden Crescent and turn left into Lansdown Place East, this will lead you to the Crescent and number 4 can be found on the right hand side, approximately at the centre of the crescent.

Viewings: Strictly by appointment with Knight Frank LLP.

Approximate Gross Internal Floor Area

Total Area: 132 sq m / 1,422 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.



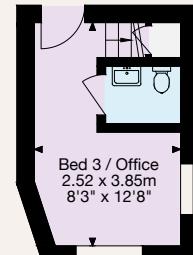
Mezzanine



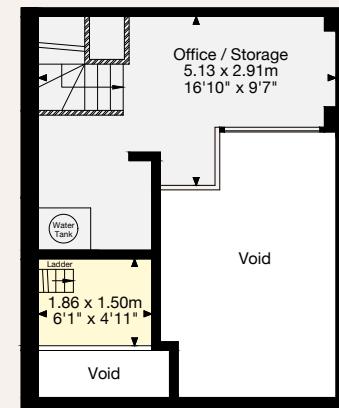
First Floor

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Mid-Floor Mezzanine



Mezzanine



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 November 2024. Photographs and videos dated October 2024.

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