STIRLING HOUSE
WentWorth
Estate Agents

OTTOLENGHI SIMPLE

Flat 5, 11 Norfolk Crescent, Bath, BA1 2BE

▪ One bedroom first floor flat ▪ Immaculatey presented ▪ Lovingly updated by the current owner ▪ Balcony overlooking the green ▪ Wifi controlled electric heaters ▪ Spacious and stylish thoughout ▪ Grade II* Listed building ▪ Superb central location

Price guide £260,000

Location
Norfolk Crescent enjoys wonderful views of the green opposite and is tucked away in a popular location, just a few minutes stroll into Bath City Centre. Situated just minutes from the Circus, Royal Crescent and Roman Baths, with a huge array of restaurants, cafes, bars, shopping and other public amenities. The property also benefits from a short level walk to the train and bus station, which connects you to London, Bristol and other local villages. Boasting access to the riverbank cyclepath and Royal Victoria Park, this property is ideal for outdoor pursuits.

Internal Description
Stepping inside the apartment you will find an entrance hallway which has a bespoke workstation, a wonderful use of space for those working from home. There are two generous storage cupboards, both offering plenty of space. There is a loft access hatch which opens up into a most impressive area, with original Georgian and Victorian features. The living room boasts beautiful floor-to-ceiling sash windows which bathe the room in natural light, enhancing the bright and spacious ambience. With space for a dining table this is the perfect setting to entertain. The elegant balcony, which overlooks the Green, provides a wonderful space to relax and enjoy the surrounding skyline. The sleek and stylish kitchen is well-appointed and the wall and base units are complemented by the pretty tiling , worktops and flooring. The double bedroom is a calm, tranquil space and is showcased by the sash windows. A newly installed shower room offers a shower cubicle, wash hand basin vanity and a w/c.

External Description
Situated opposite the Green this handsome building is accessed by way of stone steps which lead to the impressive front door. Once inside, you are greeted with a very well presented communal hallway with the turning staircase leading up to the first floor.

Additional Information
Tenure - Leasehold
Council Tax Band - B
Management Company - Bath Leasehold Management
Years remaining - 953
Annual Service Charges - Approx. £2013.00 p.a.
Annual Ground Rent - £10.00 p.a.
EPC Rating -C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

Agents Note
Important Notice

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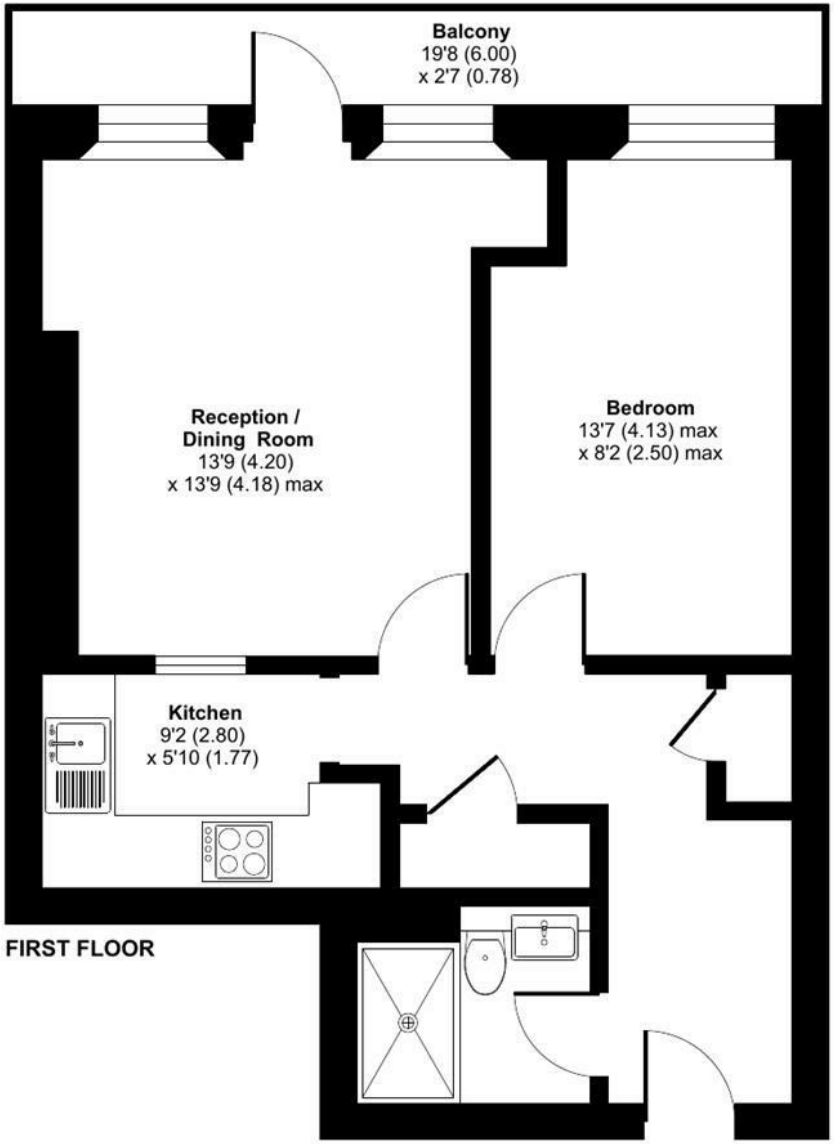
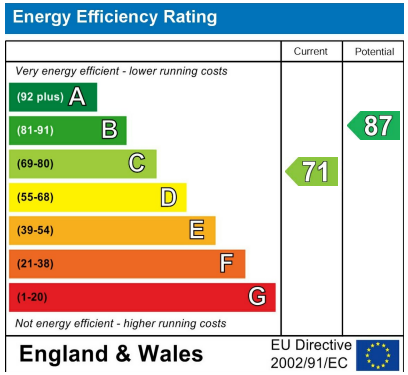
Norfolk Crescent, Bath, BA1

Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1481236

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