

EST ● 1879

CRISP COWLEY



Flat 1, 8 Camden Crescent, Bath,
BA1 5HY

A recently renovated Grade I listed two-bedroom courtyard apartment in one of Bath's most sought-after crescents for sale with no onward chain

| Recently modernised | Georgian | Two double bedrooms | Two vaults | Undercroft storage | Private entrance | Communal garden | No onward chain

Location

Camden Crescent is located on the northern slopes of the city. It was built in 1788 by John Eveleigh and boasts stunning views across the city. Bath itself is a World Heritage Site, famed for its Georgian architecture and hot springs, and has an excellent range of shopping, dining and entertainment facilities. It also has a good selection of both state and public schools and two universities. London Paddington is about 1 hour and 20 minutes away by train and Junction 18 of the M4 is approximately ten miles north. Bristol is some ten miles to the west.

Description

Set within the highly sought-after Camden Crescent, this impressive lower ground-floor apartment offers generous and versatile accommodation extending to approximately 1,327 sq ft, including substantial vault storage.

The property is arranged around a spacious living and dining room, ideal for both entertaining and everyday living, with direct access to a private courtyard that provides a rare and peaceful outdoor space. A well-proportioned separate kitchen sits adjacent, complemented by a useful utility room.

Accommodation comprises two large double bedrooms, both offering excellent storage potential and flexible use with the principal bedroom featuring an en-suite shower room. The apartment further benefits from two expansive vaults, providing exceptional additional space ideal for storage.

Externally, there is a rear garden which is shared by the five apartments within the building. The garden features mature planting and raised beds. To the front of the property, sits 'Camden Meadows' a community supported green space which hosts seasonal events such as summer parties and a Christmas light switch on.

General information

Council tax band - C

Tenure - Leasehold

Service Charge - Circa £2,500 per annum

Ground Rent - £30 pa

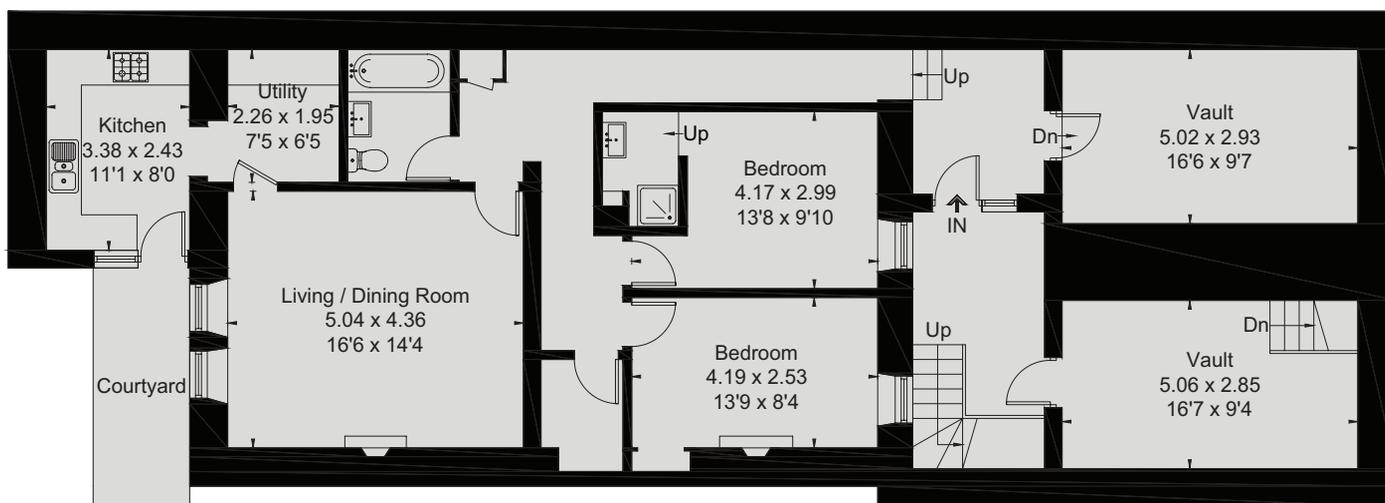
Services - Mains connected

EPC - N/A

Restrictions - Grade I Listed



Approximate Floor Area = 93.8 sq m / 1010 sq ft
Vaults = 29.5 sq m / 317 sq ft
Total = 123.3 sq m / 1327 sq ft



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