

whiteley helyar



1,191 ft²



2 bedrooms



bathroom



*residents permits
available*

Guide Price £500,000

Top Floor Apartment, 1 Camden Crescent, Bath, BA1 5HY

A very well presented, bright and airy second floor apartment in this iconic and elegant end of terrace house, built circa 1788 and Listed Grade II. This fabulous apartment enjoys one of the finest panoramic and far reaching views in Bath.

ACCOMMODATION

2 bedrooms
wonderful double-aspect sitting room
study

bathroom with separate bath & shower
well fitted kitchen/breakfast room
gas fired heating

EXTERNALLY

There is a small communal garden with lawn and sitting area, together with a bin and recycling store. Parking is on street by means of Residents Permits - zone 15.

LOCATION

1 Camden Crescent occupies a particularly splendid and commanding position. It is also most conveniently placed, being close to Hedgemoor Park and just a short walk from the many shops, restaurants, Bath Spa Railway Station and other amenities in the heart of the city. Swift access to the M4 is also available without having to cross Bath.





6 Princes Buildings, Bath, BA1 2ED

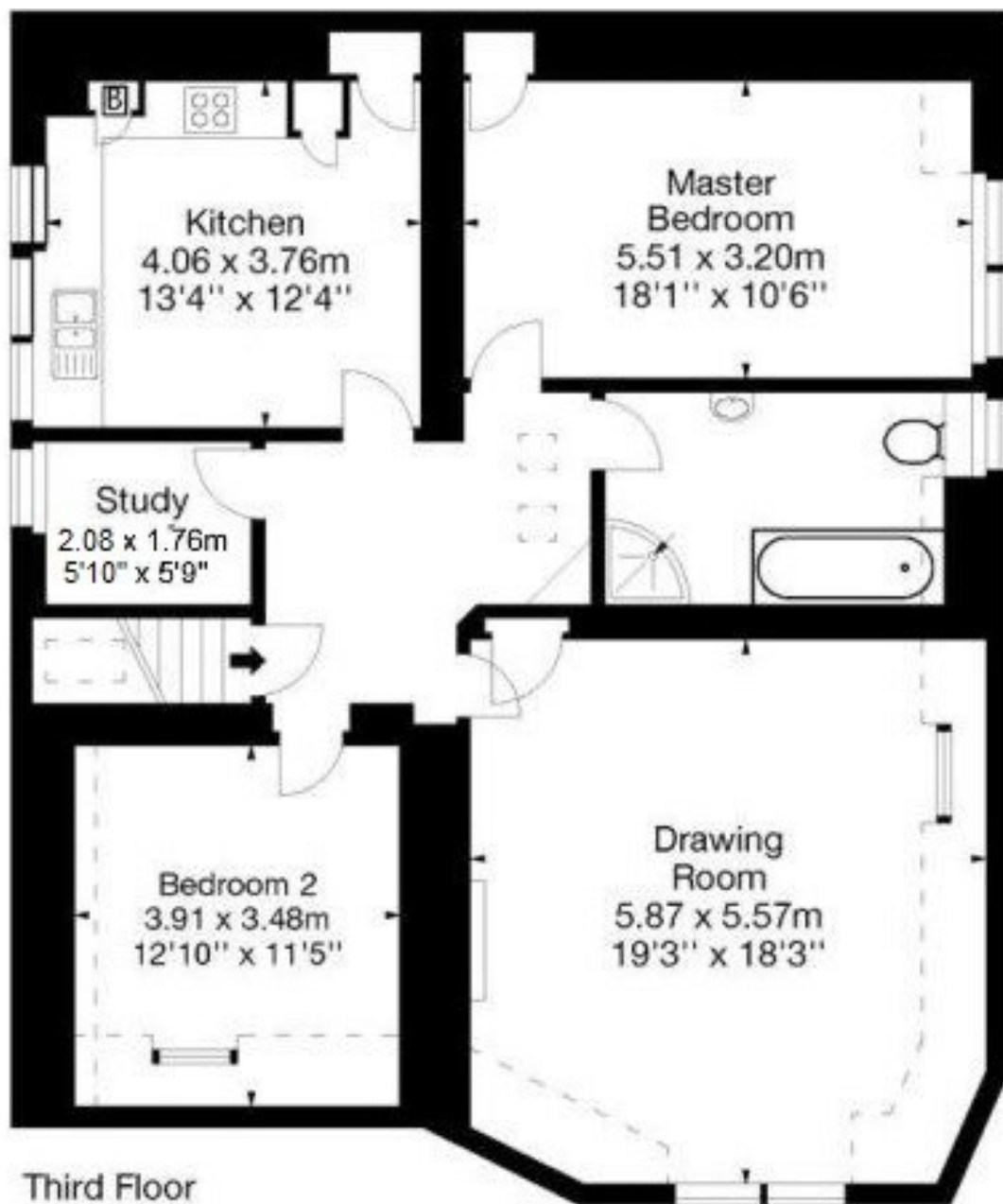
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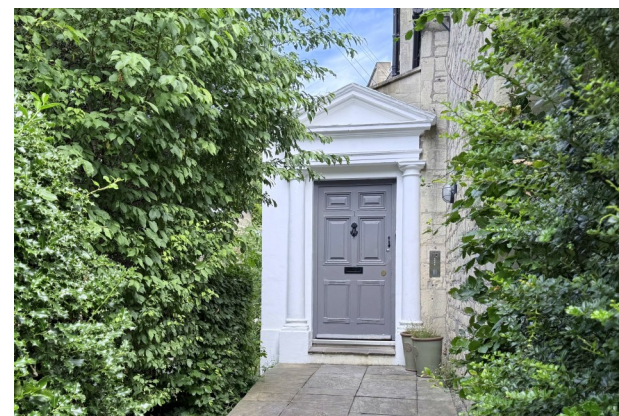


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Approx. Gross Internal Area 1191 Sq Ft - 110 Sq M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(45-48) F			
(35-44) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold
Annual service charge: £2,400
Council tax band '26/27: D' - £2,325.27