

# Second Floor Flat, 8 Cavendish Place

Bath



# A stunning three bedroom lateral Georgian Grade I apartment in a prestigious location overlooking The Approach Golf course.

Junction 18 of the M4 motorway is about 9 miles to the north (distances and times approximate)



## Summary of accommodation

### The Flat

Second Floor: Sitting Room | Kitchen | Three bedrooms | Family Bathroom | Storage



## Situation

(Distances and times are approximate)

Located in a premium position to the north of Bath, this second floor lateral flat over numbers 7 and 8 Cavendish Place is a beautiful apartment with glorious views over the Approach Golf course.



Nearby are local shops, bus services and the city centre with its many facilities and amenities is a stroll away. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.



There are incredibly well regarded private and state schools nearby.



Bath Spa provides a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins).



## The Flat

Number 8 is comprised of three apartments which can be accessed via a grand communal entrance on the ground floor with high ceilings and a beautiful cornice work archway leading to both the upstairs flats and down to gardens and vaults.

On entering the flat, a hallway leads into a spacious sitting room on the right, with triple aspect sash windows and west facing views over Approach Golf Course. This proves the perfect space for relaxation with a charming feature fireplace, cornice work and double chandeliers. Opposite the sitting room there is a modern galley kitchen, equipped with quality appliances and ample cupboard space. Leading down the hall and into the slightly lower level within Number 7 Cavendish Place there is a modern bathroom with stone floor, rain shower and free-standing bath.

Bedroom 1 is a small double with sash windows overlooking the golf course. The principal bedroom is spacious with pretty cornice work, large sash windows and overlooks the golf course. It has the benefit of a large walk-in cupboard space providing plenty of storage. Bedroom 3 is a good sized double and has floor to ceiling fitted cupboards and sash windows overlook the back garden and skyline of Bath

There are two additional cupboards off the hall one which houses the water tank, but both offering good storage. It is a beautifully presented and refurbished flat with well-proportioned rooms.



## Outside

There is a communal garden which is maintained by a gardener and some of the residents and paid for from the annual service charge.

There are large vaults in the basement. The space has been divided up to provide additional storage space per flat.

## Property Information

**Tenure:** Leasehold. Annual service charge approx. £2,000. There are 499 years on the least from 1966.

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

The flat pays 17.5% of the Service charges which is approximately £1900 a yr.

**Local Authority:** Bath and North East Somerset

**Council Tax:** Band E

**EPC:** C

**Directions (BA1 2UB):** Head South on Queen Square toward Wood St and A4. Turn Rt onto Marlborough Lane and then Marlborough Buildings. Continue straight to Cavendish Rd which leads into Cavendish Place.

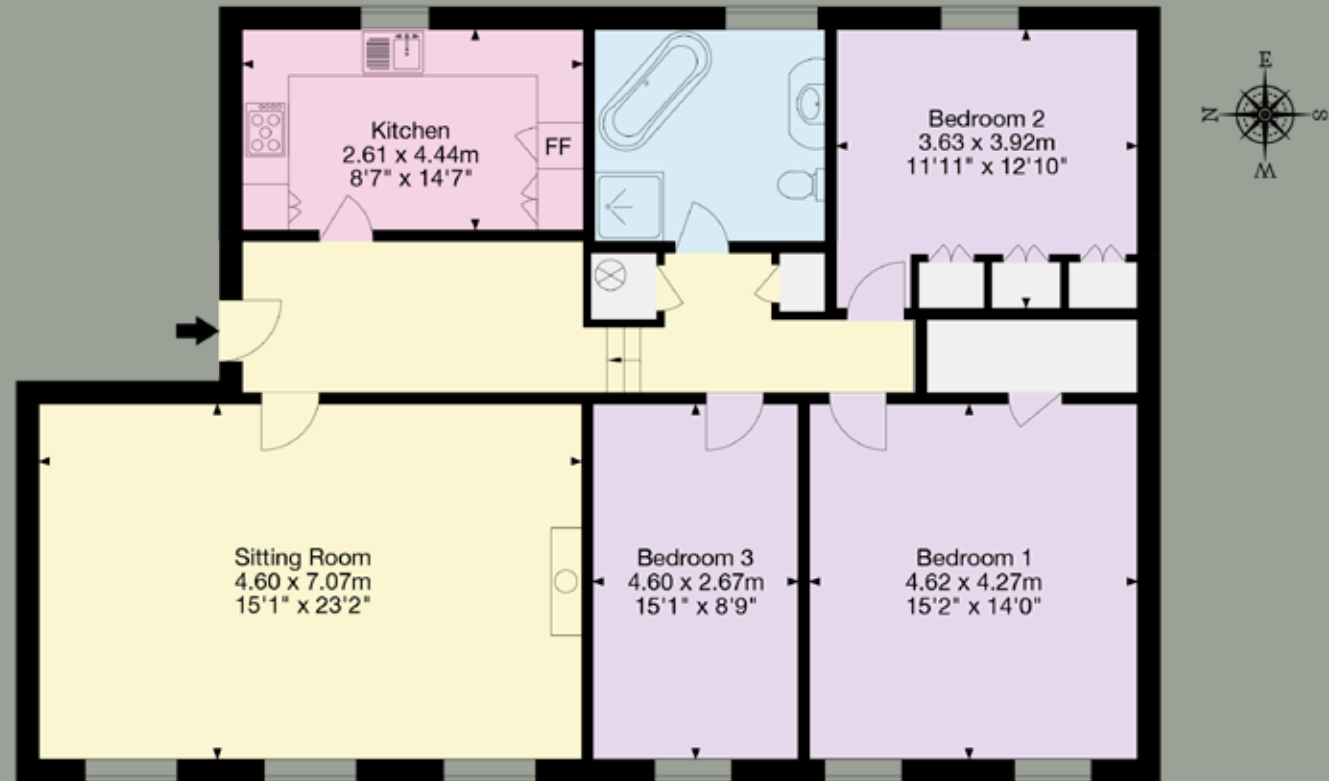
**Guide Price:** £895,000.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

## Approximate Gross Internal Floor Area

123 sq m / 1,324 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.



Second Floor

**Knight Frank**

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Sam Daniels**

01225 325 992

[sam.daniels@knightfrank.com](mailto:sam.daniels@knightfrank.com)



**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.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated April 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing\\_help@knightfrank.com](mailto:marketing_help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.