

# An impressive Grade I listed ground floor flat

Royal Crescent, Bath, Somerset, BA1 2LT

 1  1  1

Guide £2,500 p/m, plus fees may apply



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## About this property

A exceptional ground floor apartment on the historic Royal Crescent, one of Bath's most prestigious addresses.

The flat is entered from the grand common parts of the building, which are meticulously maintained and beautifully presented.

The entrance hall of the flat leads through to the stunning drawing room, with tall ceiling, feature fireplace and tall sash windows looking out over the Royal Crescent and Victoria Park.

Leading off the hallway there is also a practical kitchen with integrated appliances as well as a bathroom, which serves the bedrooms as well as being easy to access for guests.

The impressive bedroom is situated at the rear of the property overlooking Marlborough Buildings. Another dramatic room with its original ceiling height intact, a trio of tall sash windows and fitted wardrobes. Above the bedroom and leading off the hallway is the mezzanine study/snug.

Overall the apartment is ideal for those wanting a full or part-time home in one of Bath's most prestigious and desirable residential locations.



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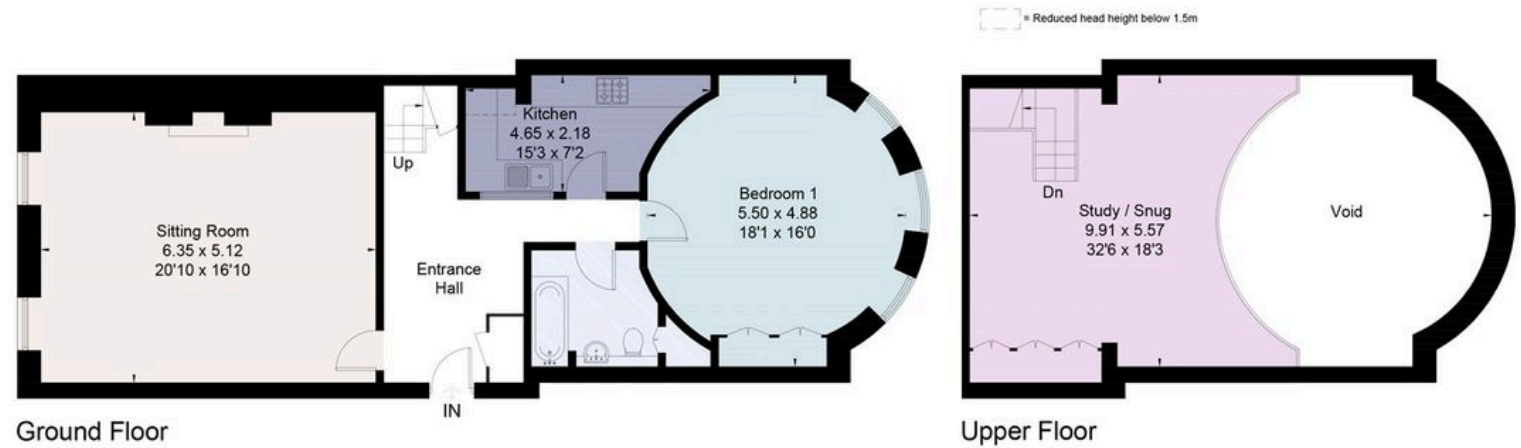
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## Plans

Approx. gross internal floor area  
1,232 sq ft

Approximate Floor Area = 114.5 sq m / 1232 sq ft (Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74677

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## Key Information

### Local Authority

Bath and North East Somerset

### Council Tax

Band = F

### Furnishing

Part Furnished

### Available From

Now

### Additional Payments

Deposit: £2,884.62 ( 5 weeks )

Holding Deposit: £576.92 ( 1 week )

Rent must be paid monthly in advance

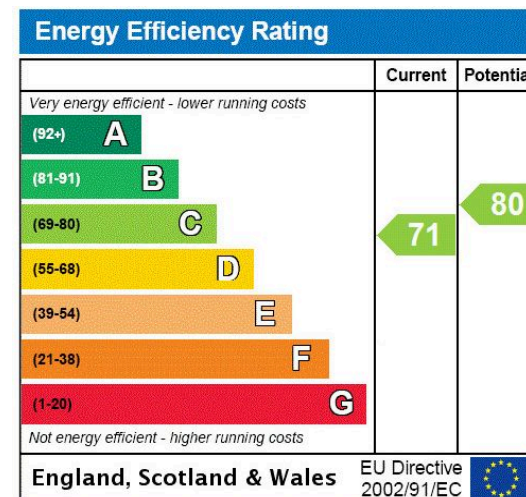
### Services & Additional Information

Mains gas, electricity, water and drainage.

### EPC

EPC Rating = C

PROPERTY



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## Enquire



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## More Information



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### Viewing strictly by appointment

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