

# whiteley helyar



680 ft<sup>2</sup>



*double bedroom &  
mezzanine*



*shower room*



*permit parking*

Guide Price                      £400,000

Flat 3, 18 Norfolk Crescent, Bath, BA1 2BE

A stunning first floor riverside apartment recently modernised to a high standard, remodelled to create a super mezzanine level currently home to an additional double bed. This charming apartment in one of Bath's stunning crescents, retains several delightful period features such as decorative cornicing, feature fireplace, sash windows, high ceilings and period correct lighting and is offered for sale with no onward chain.

### ACCOMMODATION

charming communal entrance hall and staircase  
entrance hall with ladder to a delightful mezzanine currently home to a double bed  
fabulous bedroom with built in wardrobes and views over the river  
stylish remodelled Jack and Jill shower room  
stunning kitchen sitting dining room with feature fireplace

### EXTERNALLY

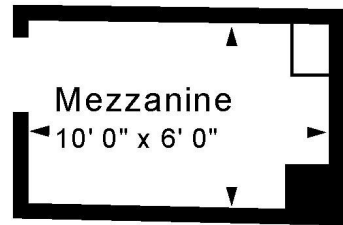
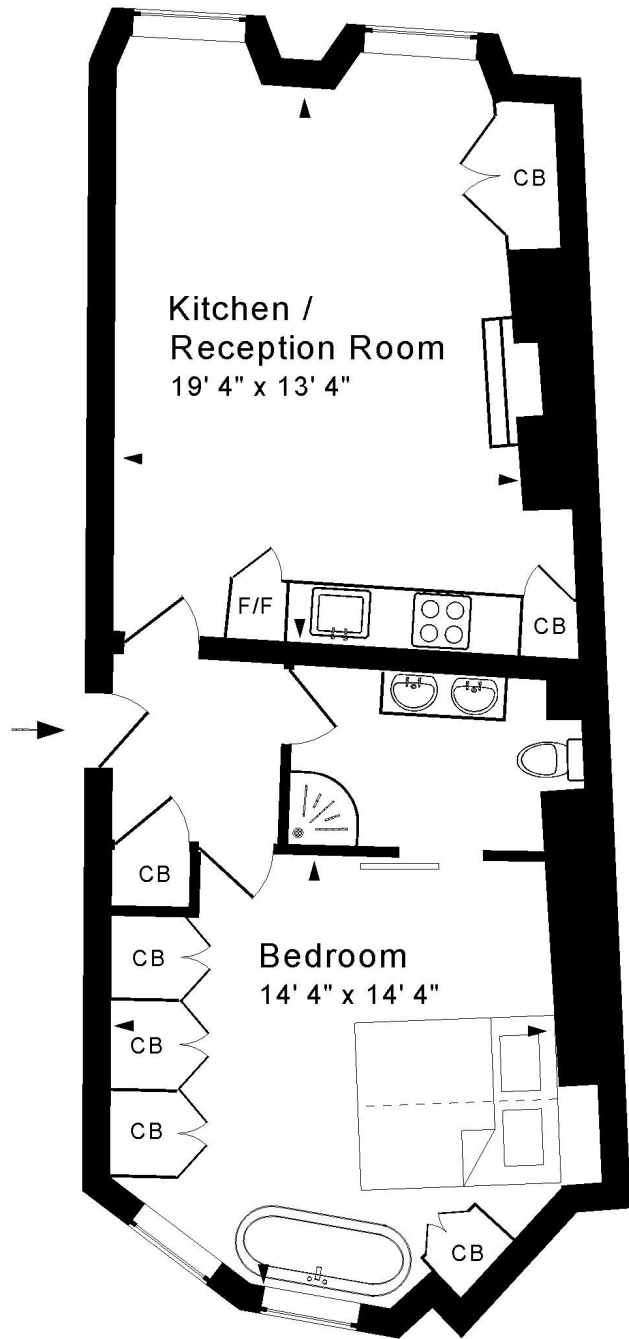
There are well maintained communal gardens to the rear thoughtfully planted with an array of flowers shrubs and trees and enjoying river frontage.

### LOCATION

Norfolk Crescent occupies a peaceful, tucked away and popular position conveniently located within easy strolling distance of the shops, amenities and Railway station in Bath. The property is ideally placed for delightful riverside walks as well as access to the river and Bristol and Bath Cycle Path affording easy access to open countryside.







## First Floor

Approx. Gross Internal Floor Area 680 Sq. Ft. / 63 Sq. M

Includes Mezzanine.

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Drawing Number:172-0847

Flat 3, 18 Norfolk Crescent, Bath, BA1 2JE.

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D | 70                      | 79        |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |



**Tenure:-** Leasehold  
**Lease length:-** residue of a 999 year lease  
**Service charge:-** £125.00 PCM including ground rent  
**Council Tax Band:-** 'B' = £1,808.54 (2026/27)

