

Ground Floor Apartment, 2 Royal Crescent

Bath, Somerset, BA1



A ground floor apartment in Bath's prestigious Royal Crescent.

M4 (J17 or 18) 10 miles, Central Bath 0.25 miles, (All distances are approximate).



2



2



2

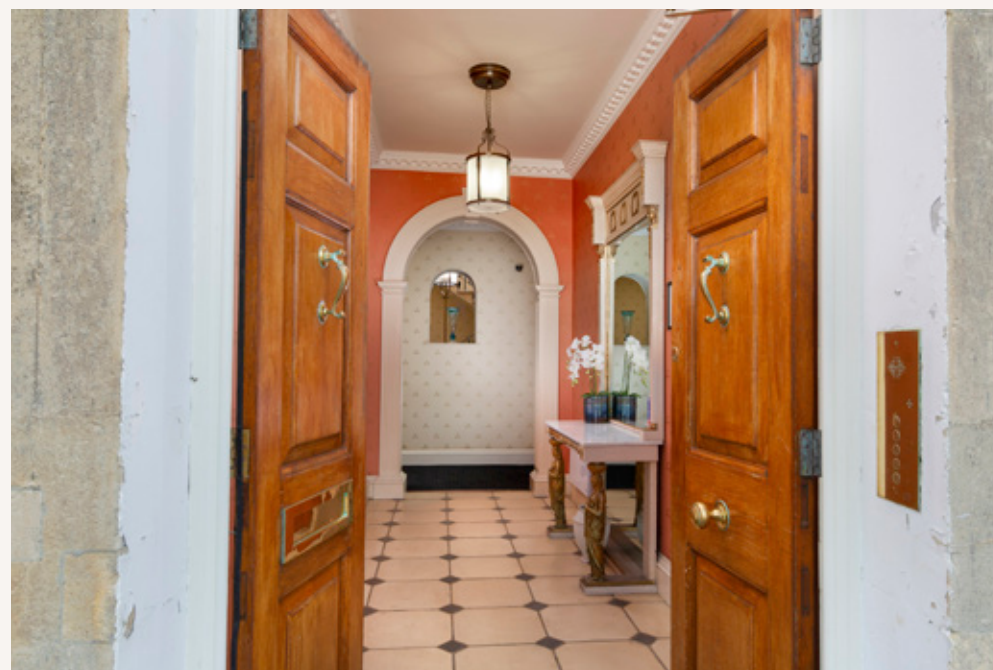
Summary of accommodation

The Flat

Ground Floor: Kitchen | Dining Room | Living Room | Two Bedrooms | Bathrooms | WC

Garden and Grounds

Access to Private Crescent Lawn





Situation

(Distances and times are approximate)

The Royal Crescent is not only Bath's most renowned address but also one of the finest examples of Georgian architecture in the country. Designed by John Wood the Younger and completed in 1774, the sweeping terrace of 30 Grade I listed houses sits in a commanding position overlooking Royal Victoria Park.



Residents enjoy immediate access to the city's vibrant cultural scene, independent shops, award-winning restaurants, and entertainment venues, all just a short stroll away.



Prestigious schools such as Kingswood and The Royal High School are within easy reach, enhancing the appeal for families and investors alike.



Bath also boasts excellent sporting and leisure facilities, including rugby, cricket, golf, and horse racing.



The Flat

This elegant and spacious ground floor apartment offers lateral living in one of the most desirable locations in the UK.

The welcoming entrance hall leads to a beautifully proportioned reception room featuring a period fireplace and views towards the Crescent lawns. A well-appointed galley kitchen, fitted with quality appliances and smart cabinetry, flows seamlessly into a light-filled, dual-aspect dining room – perfect for entertaining or enjoying everyday meals in style.

There are two generous double bedrooms, both filled with natural light. The principal bedroom benefits from built-in storage, while a stylish family bathroom and additional guest cloakroom complete the accommodation.





Outside

Residents of the Royal Crescent enjoy access to the private crescent lawn, separated from the public park by a traditional ha-ha, preserving privacy and uninterrupted views across Royal Victoria Park.

Property Information

Method of Sale: We are advised that the property is Leasehold.

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

There is an annual service charge.

Local Authority: Bath and North East Somerset

Council Tax: Band E

EPC: D

Postcode: BA1 2LR

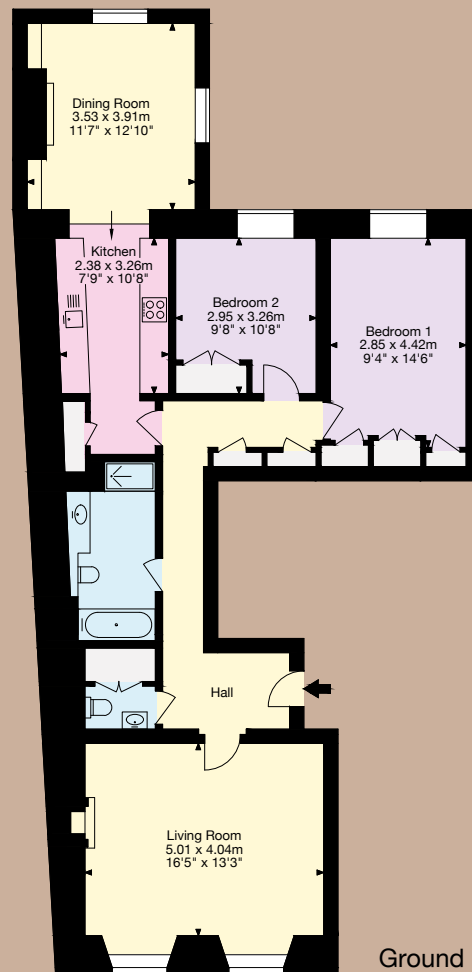
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Total Area: 96 sq m / 1,033 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.



Ground 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



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 June 2025. Photographs and videos dated June 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.