

whiteley helyar



680 ft²



*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

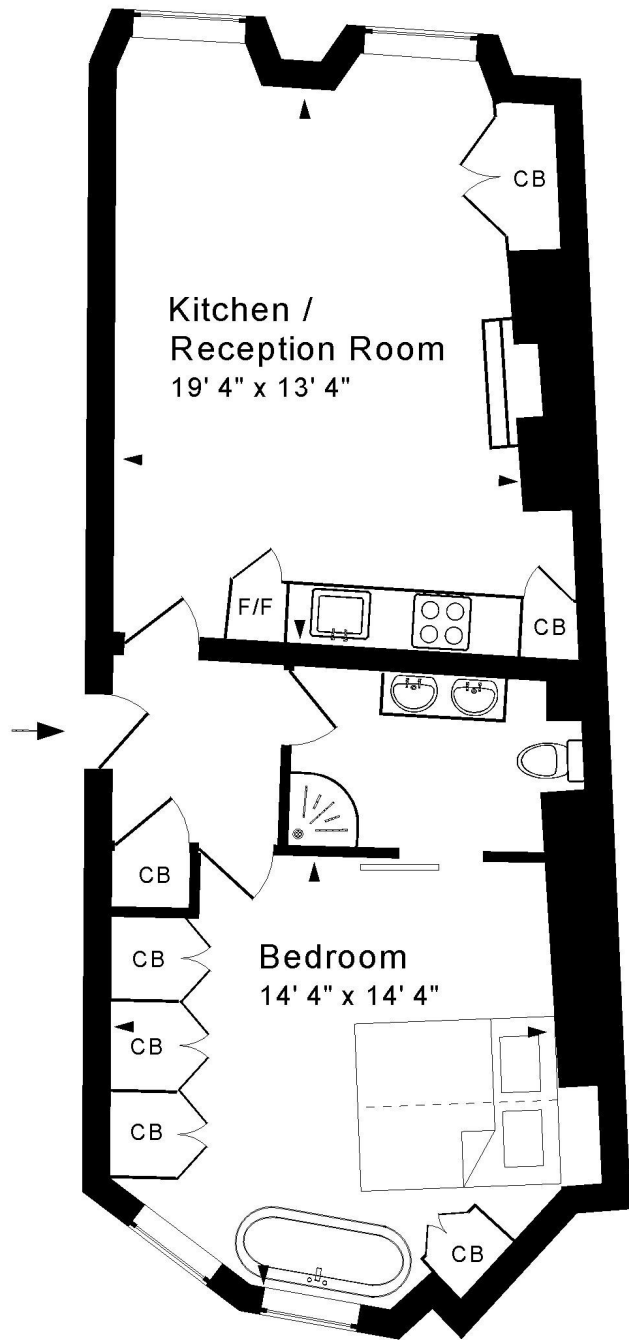
There are well maintained communal gardens to the rear thoughtfully planted with an array of flowers shrubs and trees and enjoying river frontage.

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

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| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 70 | |
| (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' = £1,722.41

