

# 24 Royal Crescent, Top Floor Flat

Bath



# Exceptional Grade I listed 2/3 bedroom apartment with versatile living space, perfectly located in Bath's iconic Royal Crescent.

Bath Spa Train Station 1 mile. Bath City Centre 1 mile. M4 (Junction 18) 11 miles  
(All distances are approximate).



3



2



1

## Summary of accommodation

Kitchen | Living/Dining Room | 2 Bedrooms | Bathroom | 1 Further Bedroom/Study with En Suite



## Situation

Times and distances are approximate.

The Royal Crescent, one of Bath's most iconic landmarks, was built between 1767 and 1775 by John Wood the Younger and is a prime example of Georgian architecture. Upon its completion, the Royal Crescent was the very first crescent shaped terrace in Europe. Arranged in a sweeping crescent of 30 Grade I listed terrace houses, it overlooks a perfectly maintained lawn and Royal Victoria Park. The site also features a historic h-ha, designed to keep grazing animals out of the formal garden areas. Residents have access to the Crescent Lawn, providing the best view of this architectural masterpiece.



Today, the Royal Crescent is home to The Royal Crescent Hotel & Spa, a museum of Georgian life at No. 1 Royal Crescent, and private residences. Bath, a UNESCO World Heritage Site, is renowned for its Roman heritage and Georgian architecture.



The city offers a wide range of cultural, leisure, and shopping facilities, along with excellent transport links, including a mainline rail service to London Paddington (journey time from 75 minutes) and Bristol Temple Meads (journey time from 15 minutes).



## The Property

The top-floor flat is a unique and versatile two or three-bedroom apartment, thoughtfully designed to suit the owner's needs. It features excellent proportions and retains a wealth of original Georgian period details, including sash windows, cast iron fireplaces, baluster and beautiful oak flooring throughout. Upon entering the building, you are greeted by its impressive Georgian grandeur, with geometric flagstone floors, a stone stair case with an elegant handrail crafted with mahogany and cast iron, a wool carpet runner and decorative ceiling corning. Stepping into the apartment reveals a central hallway that provides access to all rooms.

At the rear, the spacious living/dining room is illuminated by three large sash windows, offering sweeping views of the Bath Approach Golf Course on Lansdown's slopes with Kelston Round Hill on the horizon. Adjacent to this space is a well-appointed family bathroom with a bath, shower, bidet, hand basin, and WC. At the front, two double bedrooms enjoy views through the balustrade over the Royal Crescent Lawn and include built-in storage.

Completing the apartment is a galley kitchen with ample built-in wall and base units. Additionally, off the communal landing, the flat includes a privately owned en-suite third bedroom or study. The apartment has beauty, elegance and a serene aesthetic appeal within a building of highly distinctive Georgian architectural style. It is embedded behind the great curved facade of the Royal Crescent with its majestic ionic columns, elegant classical motifs and a Palladian style embellishment above.

The windows of 24 Royal Crescent have recently been redecorated and the roof, balustrade and gutters have recently been refurbished and repointed.



## Gardens and Grounds

Residents enjoy exclusive access to the expansive private lawn in front of the Crescent. Impeccably maintained, it offers an ideal space for exercise or relaxing with a summer picnic.

## Property Information

**Tenure:** Leasehold

**Leasehold:** 999 years from 1978

**Service charge:** £5,539.66 per annum

**Ground rent:** £13 per annum

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

**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax Band:** E

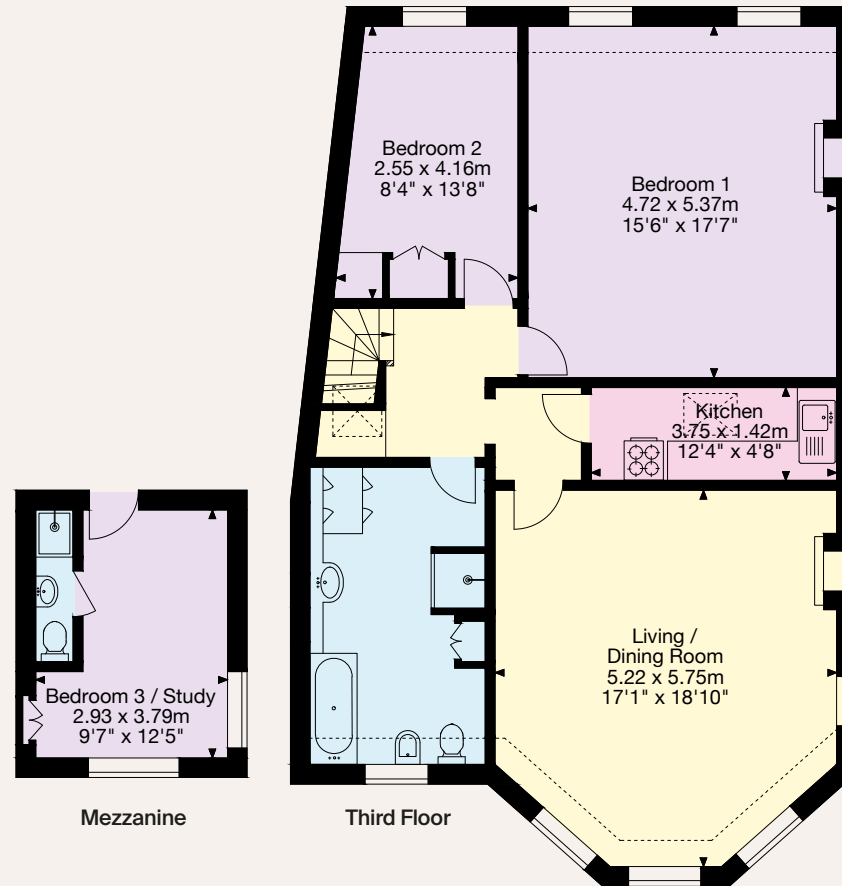
**Directions:** Head north from Queen Square and turn right onto George Street. Follow George Street, which curves to the left, becoming Lansdown Road. Turn left onto Bennett Street, then follow the road along and then around The Circus as it curves into Brock Street to the right, leading directly to the Royal Crescent.

**Viewings:** Strictly by appointment with Knight Frank LLP.

### Approximate Gross Internal Floor Area

Total Area: 104 sq m / 1,119 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.



### Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](http://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.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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