



8a Cavendish Crescent
Bath
BA1





8a Cavendish Crescent Bath

A light, spacious and well-presented Grade II listed courtyard apartment in one of Bath's' beautiful crescents with communal garden.

Entrance Hall | Living Room | Kitchen/Breakfast Room | Dining Area
Master Bedroom with En Suite Bathroom | 2 Further Bedrooms | Shower Room
Front and Rear Courtyards

Bath City Centre | 0.75 miles
Bath Spa Train Station | 1.5 miles
M4 (Junction 18) | 9 miles
Bristol Cabot Circus 14 miles | Bristol International Airport 20 miles

(All distances are approximate)



4 Wood Street, Queen Square,
Bath, BA1 2JQ

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A light, spacious and well-presented Grade II listed courtyard apartment.



Cavendish Crescent is one of Bath's seven crescents that sits in an elevated position overlooking the Approach Golf Course, Royal Victoria Park and the surrounding area.

There are local shops a couple of minutes away in St. James' Square with the city centre about a mile away. Bath offers a wide variety of bars, pubs and restaurants as well as a selection of both high street and independent retailers. For entertainment there are cinemas, clubs and theatres including the Theatre Royal. Premiership rugby is played at The Rec with tennis, golf and Bath Racecourse all close by in the Lansdown area.

There are excellent private and state schools locally including St. Stephen's, Royal High, Kingswood and Bath Spa University.

After descending the original iron staircase from the crescent to the enclosed courtyard, you enter the apartment through a set of arched double doors into the entrance hall with stone flooring.

To the right is the main section of the property including the living room with high ceiling, two original sash windows with working shutters and fitted window seats with storage. The alcoves have fitted cupboards and shelving and the gas fireplace has an original red marble surround reclaimed from one of the upper floors of the building, the room also has underfloor heating.

Towards the rear of the property is the master bedroom with high ceiling and large sash window with working shutters that looks out to the rear courtyard. There are built in wardrobes and an en suite bathroom with separate shower and heated towel rail.

The kitchen also has underfloor heating and a central island/ breakfast bar with two dishwasher drawers. There are built in Neff appliances including a microwave oven, oven with warming drawer and induction hob as well as two fridge drawers and a built-in freezer. There are two separate doors that lead out to the rear courtyard which has space for a small table and chairs.

The hallway has space for a separate dining area and there is an additional shower room, large built in storage cupboard and utility room that houses a water softener.

The vaults have been converted including a full membrane and underfloor heating. They are currently used as two further bedrooms.



The property has two enclosed courtyards, rear and front with iron stairs leading to the crescent pavement. The property also has access to a communal garden located in front of the crescent.

The apartment is located in permit Zone 7 which qualifies for two parking permits (see council's website for the latest details and pricing). There are several short-term parking spaces located within a short walk of the property.



From Queen Square turn left onto the Upper Bristol Road then right onto Marlborough Lane. Continue along Marlborough Buildings and go straight across at the junction onto Cavendish Road. Cavendish Crescent can be found at the top of the road on the right-hand side.



Approximate Area = 138.5 sq m / 1,491 sq ft
(Excluding Courtyards)



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 C

Tenure

Leasehold - 1000 years from December 1987

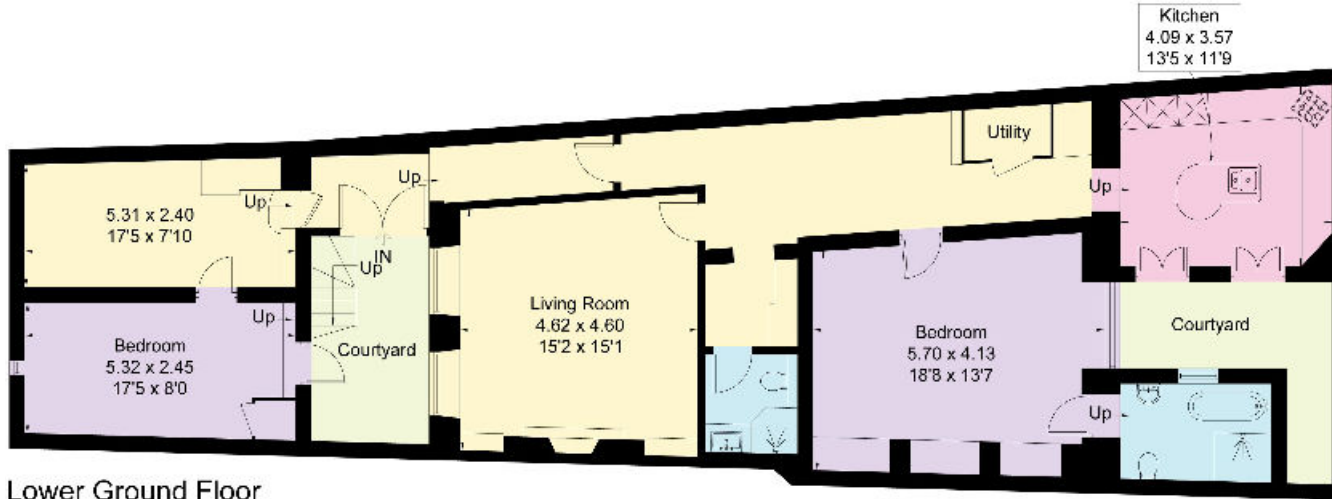
1/3 Share of Freehold

Service Charge - £1800 - 2019/2020

(£55 p.a for crescent communal garden)

Viewings

Strictly by prior appointment with the agent.



Lower Ground Floor

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

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I would be delighted to tell you more.

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Connecting people & property, perfectly.

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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