

# The Somerset Place Bath BA1





# The Somerset Place

## Bath

A beautifully appointed apartment in one of Bath's finest crescents, offering graceful and versatile accommodation, along with secure gated parking and a private roof terrace.

Entrance Hall | Kitchen/Breakfast Room | Drawing Room | Principal Bedroom with En Suite | Utility Room  
Bedroom 2 | Bedroom 3 | Family Bathroom | Separate Shower Room  
Lift | Private Parking | Roof Terrace | Residents Parking | City Views

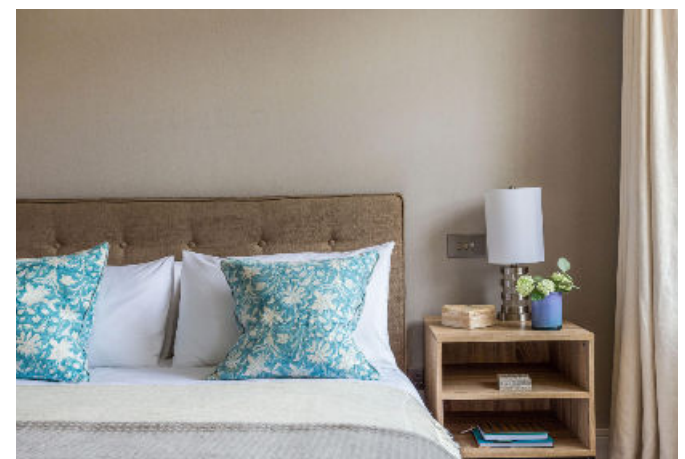
Bath Spa Station | 1 mile  
Bristol Cabot Circus | 14 miles  
Bristol International Airport | 20 miles  
Junction 18, M4 | 9 miles

(All distances are approximate)



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## Contemporary and stylish living at its best.



Somerset Place is an elegant terrace of Georgian crescent townhouses within walking distance of the city centre. Situated high above Sion Hill, on the southern slopes of Bath, the terrace benefits from spectacular panoramic views across the city.

Nearby, within St. James's Square, are a number of local shops and amenities including a café, newsagent, chemist, florist and Cavendish Cooks (a gourmet takeaway). Within Margaret's Buildings and Brock Street there are a number of attractive galleries, restaurants and shops. The city centre itself provides a full range of retail outlets together with many other amenities.

The property is also well placed for easy access to nearby schools, which include the Royal High, Kingswood and St. Stephen's Primary together with King Edwards Pre-Prep. Other schools within the city are King Edwards Prep and Senior, The Paragon, Prior Park and Monkton.

Designed by John Eveleigh in 1790, Somerset Place is the most striking of crescents and this stunning lateral maisonette occupies the first and second floor of the prime central portion. The intricate stonework of the pediment is a fine example of the most exquisite stone masonry.

The communal entrance leads via lift or stairs to the top floor apartment, which benefits from a stylish interior, with designer wall coverings adding colour, depth and texture to the space. An ambient lighting design along with views across the city add to the appeal of this property.

The entrance hall leads to the smart and sleek kitchen with integrated appliances discreetly designed within the wall of units, as well as the light and spacious dining area. The impressive drawing room is light with three sash windows allowing the light to floor the room whilst enjoying the stunning panoramic city views.

the main bedroom enjoys beautiful views over the gardens'. The beautifully presented principal bedroom has a wall of built-in wardrobes and a well-appointed en suite bathroom with a freestanding pebble bath and walk-in shower. The further two double bedrooms are served by a stylish bathroom. Stairs up from this floor lead to the elusive roof terrace.



To the front of the crescent is a beautiful communal garden with an abundance of trees, shrubs and a central large lawn that is exclusive to Somerset Place. This stunning apartment also has a private secure garage.



*From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up past Camden Crescent and Lansdown Terrace. Turn left into Lansdown Place East, follow the road on to Lansdown Crescent and at the end take a slight right into Somerset Place. Number 11 is on the right hand side.*



Approximate Floor Area = 156.0 sq m / 1682 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



## Services

We are advised that mains gas, electricity and water are all connected. Gas fired central heating.

## Local Authority

Bath and North East Somerset Council 01225 477000

## Tenure

Leasehold 999 years from 2015. Current service charge is £5,379 per annum to include the charge for the covered, gated parking space at £500.00 per annum.

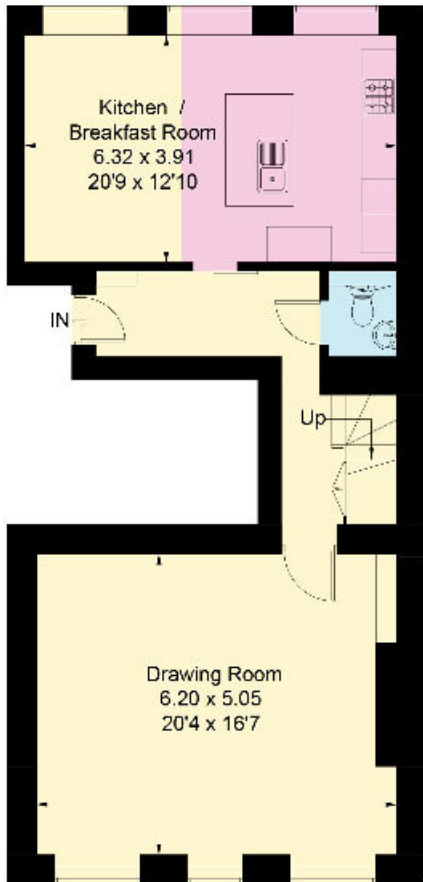
Ground rent £550 per annum.

## Council Tax

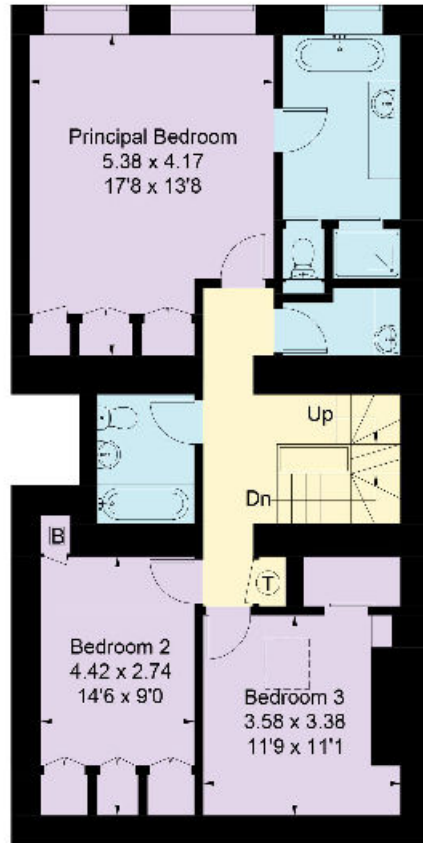
Band G

## Viewings

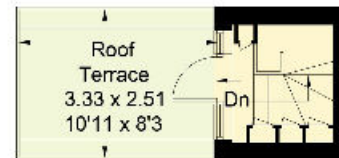
Strictly by appointment with the agent.



Second Floor



Third Floor



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**I would be delighted to tell you more.**

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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 [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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