

Somerset Place Bath



A superb example of a three bedroom duplex apartment with its own private front door, with a private garden and secure, gated parking, situated in a highly desirable Grade I listed Georgian Crescent in Lansdown, Bath.

Summary of accommodation

Ground floor Private front entrance door from the crescent | Vestibule | Spacious entrance hall | Cloakroom | Coat cupboard | Drawing room | Kitchen/dining/family room

Lower garden floor Principal bedroom with shower and bath suite | Bedroom 2 Study/bedroom 3 | Family shower room | Utility room | Boiler/IT room and storage

Outside Landscaped 3 -tier with entertaining spaces rear garden | Front courtyard & storage vault | Private, gated parking | Communal gated open garden lawn

Distances

M4 (J18) 10 miles, Bath Spa Station 1.4 miles on foot , with nearby parking and taxis
(All distances are approximate).

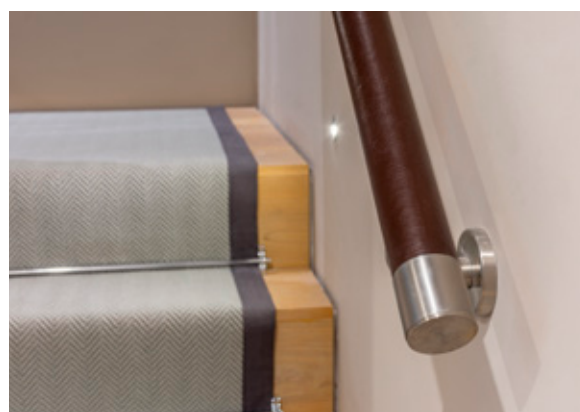
Situation

Somerset Place is a Grade I listed Georgian Crescent, which has been recently renovated to the highest standard of luxury to create one of Bath's premier addresses. The crescent comprises 20 spacious apartments (and 9 townhouses) that offer modern luxury living in a classic Georgian Palladian setting.

This property is ideally placed for access to Lansdown's excellent schools, including St. Stephen's Primary, Kingswood and The Royal High School. It is also convenient for commuter access to the M4 with junction 18 just 10 miles to the north of the city.

Bath is a World Heritage City famed for its Roman history, Georgian architecture and rich cultural and spa heritage. One of only 22 double-inscribed World Heritage Sites in the world. It is an excellent city for shopping and restaurants, and is home to the famous Bath Rugby who play on the recreation ground in the city centre.





The Apartment

5 Somerset Place is an immaculately presented Grade I listed duplex apartment with excellent accommodation arranged over the ground and lower garden floors and has the rare benefit of a private entrance at street level. The Crescent was built in two phases from 1790 by John Eveleigh and retains its incredible façade. Behind the façade, an extensive refurbishment programme (which began in 2015) has created an exclusive and luxurious place to live.





Gardens and Grounds

The rear garden consists of three paved terraces within a large, planted garden that has been skilfully landscaped and tiered providing various sitting or entertaining spaces.

The front courtyard is at the lower ground level, accessed internally via the Study door or externally via gated steps from the pavement under which is access to a storage vault, with lighting and power.

The private parking is very close nearby at the western end of this no-through road, Crescent, in a gated, secure, numbered, allocated and covered parking space.

Directions (Postcode BA1 5AD)

From Bath city centre, head north up Lansdown Road from George Street and take the sixth left, turning on to Lansdown Place East just after Hope House. Follow this road past Lansdown Place East, Lansdown Crescent and downhill past Lansdown Place West. Somerset Place is on the right-hand side, just beyond Somerset Lane.

Property information

Services We are advised that mains water, electricity, gas and drainage are connected to the property. High-efficiency gas-fired condensing boiler, under-floor heating, with a supplementary radiator system. The Crescent's Estate Manager is available 9-5 weekdays, Intruder alarm, Comprehensive TV aerial installation capable of receiving terrestrial TV, FM radio, Sky/Skyplus, etc.

Method of Sale We are advised that the property is Leasehold. Remainder of 999 years from 1st August 2015.

Management Charges approx £3,500 plus buildings insurance at £2,000 and Ground Rent £500 per annum.

Local Authority Bath and North East Somerset - 01225 477000

Council Tax Band C

EPC C

Viewings Strictly by prior appointment with the Knight Frank, LLP

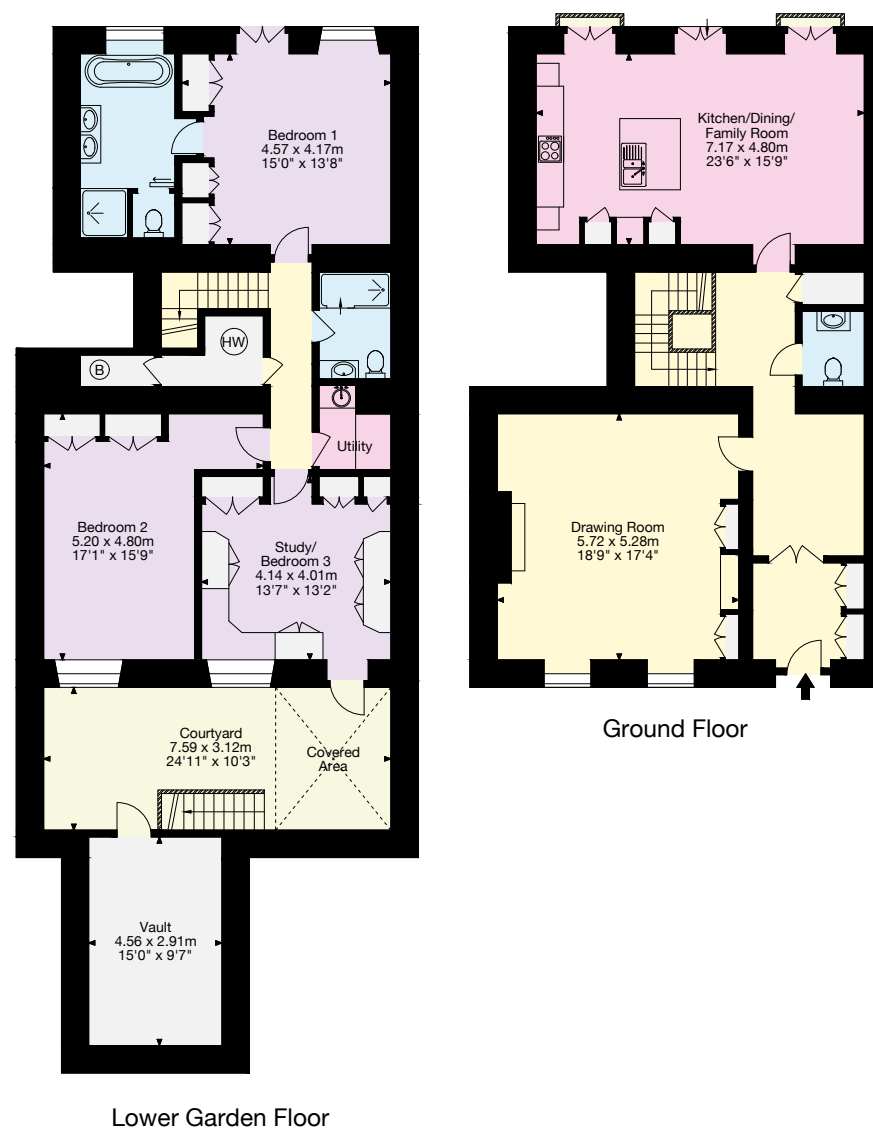
Approximate Gross Internal Floor Area

Main House: 181 sq m / 1,948 sq ft

Garage: 13 sq m / 139 sq ft

Total Area: 194 sq m / 2,087 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.



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Lower Garden Floor



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 [August 2023]. Photographs and videos dated [August 2023].

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