

Flat B, 14 Camden Crescent

Bath



An elegant, Grade I listed, two-bedroom apartment with terrace, garden and garage.

M4 (J17 or 18) 10 miles, Central Bath 1 mile (All distances are approximate).



Summary of accommodation

Main House

Ground floor: Hall | Kitchen | Dining Room | Living Room

First floor: 2 Bedroom Suites

Outside

Garage | Second Floor Terrace | Garden





Situation

Times and distances are approximate.

Camden Crescent was designed by John Eveleigh and constructed circa 1788. Situated on Bath's popular northern slopes, the crescent has south-facing views over the city and the National Trust skyline.



A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School.



There are local shops and a pub nearby, and the city centre is a short walk downhill, offering easy access to Bath Spa train station, all of Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.



There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.



A few minutes' walk from Camden Crescent are the open spaces of Camden Meadow and Hedgemoor Park.





The House

Flat B is one of three apartments in this fine Georgian townhouse at the centre of the crescent which share the front door and spacious hallway. A cantilever staircase leads up to the first floor where a private entrance opens into the two-storey, two-bedroom apartment's hall. The living room is of grand proportions, its high ceilings, 12-panel sash windows and period details immediately impressive. Each of the sash windows has an original 'Juliet' balcony, shutters and panoramic views across Bath and to the hills beyond. Shelving and cupboards built into both of the alcoves flank the marble fireplace - it's a fine focal point for the room.

The dining room and kitchen have views to the rear, across the property's gardens. Floors are tiled here, connecting the two rooms, and there's ample storage in both. The kitchen has dual-aspect windows, granite worktops and white units and shelving, and there's space for a range cooker and American-style fridge.

A sweeping, spiral staircase in the hall leads up to the second floor accommodation where the landing is lit naturally by an arched skylight. Here, there's space for seating and a large storage area and airing cupboard. There are two bedroom suites - one at either side of the house. To the front is the larger room, with a walk-in dressing room and ensuite with shower and a roll top bath placed to allow the bather to enjoy the south-facing views. The second suite has fitted storage, a shower room with utility area and views to the garden. A glazed door opens to a garden terrace, with iron railings and stone paving: a perfect - and private - alfresco seating area.





Gardens and Grounds

The terraced garden is accessed via the landing between ground and first floors. Outside, a few steps up lead to an iron gate into the apartment's own walled garden. The terraces are mostly paved, with water features and large, lush borders.

The garage is situated on Camden Row and can be accessed from the apartment on foot via the same path and steps to the rear garden - just a few steps further - and through a wooden gate at the top.

Property Information

Tenure: Freehold.

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 G

EPC: D

Directions (BA1 5HY): From Queen Square, proceed up Gay Street and follow the road round to the right along George Street. At the traffic lights/junction, turn left onto Lansdown Road and continue up the hill, turning right onto Camden Road. Camden Crescent is on the left, number 14 at its centre.

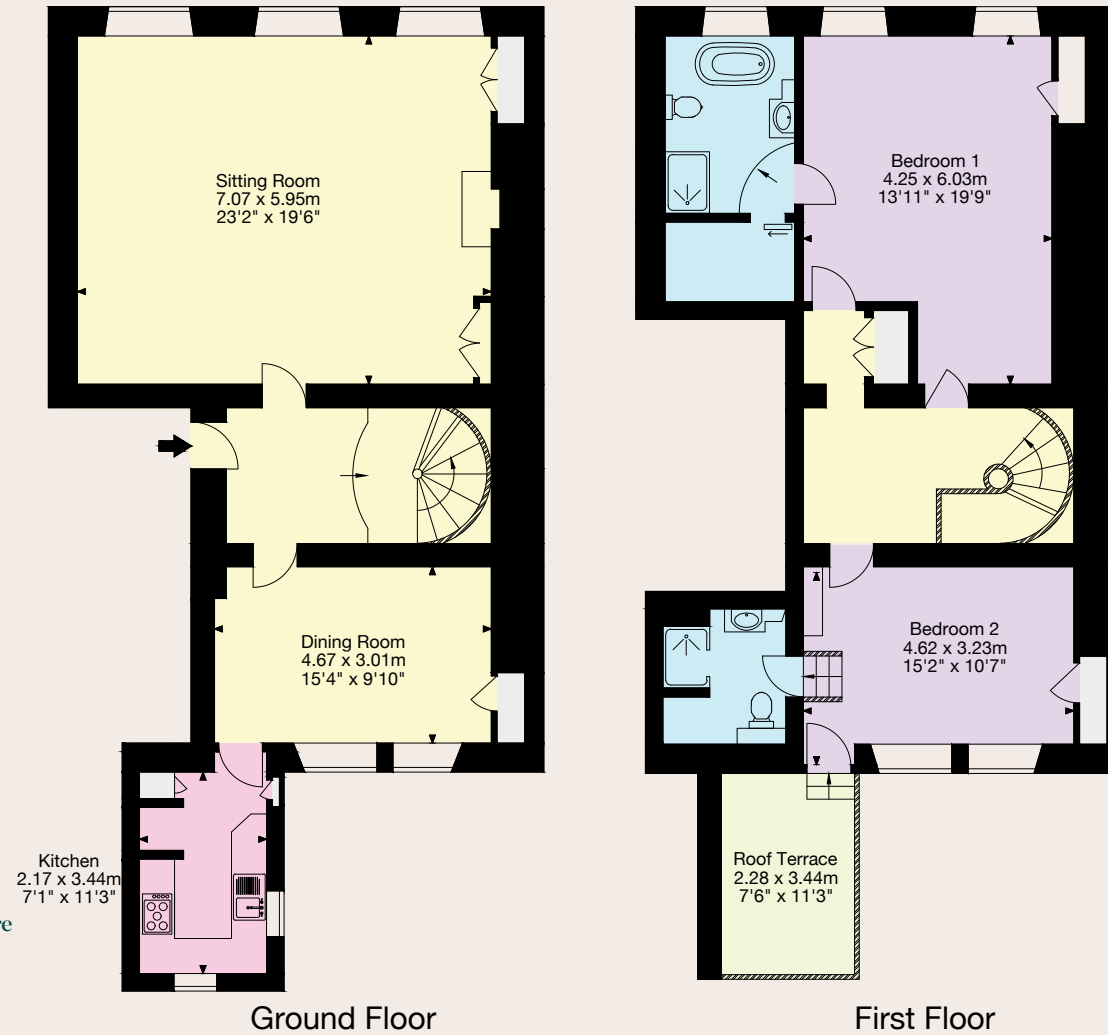
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Total Area = 151 sq.m / 1,625 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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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 June 2024. Photographs and videos dated June 2024.

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