

A SUPERB SECOND FLOOR GRADE I LISTED APARTMENT WITH SEPARATE MEZZANINE LEVEL



SECOND FLOOR APARTMENT, 14 LANSDOWN CRESCENT, BATH, BA1 5EX

Entrance hall ♦ living room ♦ kitchen ♦ 2 bedrooms
♦ mezzanine guest bedroom/study ♦ WC ♦ 2 bathrooms

Description

Lansdown Crescent is part of a Grade I listed Georgian serpentine terrace that follows the contours of the hillside on the northern slopes of Bath.

This light and airy second floor apartment offers spacious accommodation in the form of a spacious entrance hall, drawing room, two double bedrooms, a kitchen and two bathrooms. There is also a separate mezzanine room which could be used as a guest bedroom or study, which has its own WC and is accessed via the communal hallway on the lower half landing.

Being on the second floor, the apartment benefits from high ceilings and panoramic views over the city from both the front and rear of the property, the view of the green from the front windows being particularly spectacular.

Situation

Lansdown Crescent is amongst the greatest examples of Georgian architecture to be found in the country and its prestigious homes are arguably amongst the most sought after in the whole of the city.

This apartment is contained on the second floor of a Grade I listed townhouse on the northern slopes of Bath.

The city of Bath is a World Heritage Site, famed for its Roman heritage and Georgian architecture and is home to many elegant crescents and streets interspersed with parks and recreational areas including Lansdown Crescent where sheep are often grazing on the sloping green to the front, and of course the Royal Crescent overlooking the wooded vista of Royal Victoria Park. Bath has some of the finest shopping, theatre and restaurants to be found outside London. It also has excellent communications with high a speed train service operating to London Paddington (approx 85 minutes) and good access to Junction 18 of the M4 motorway.

Savills Bath

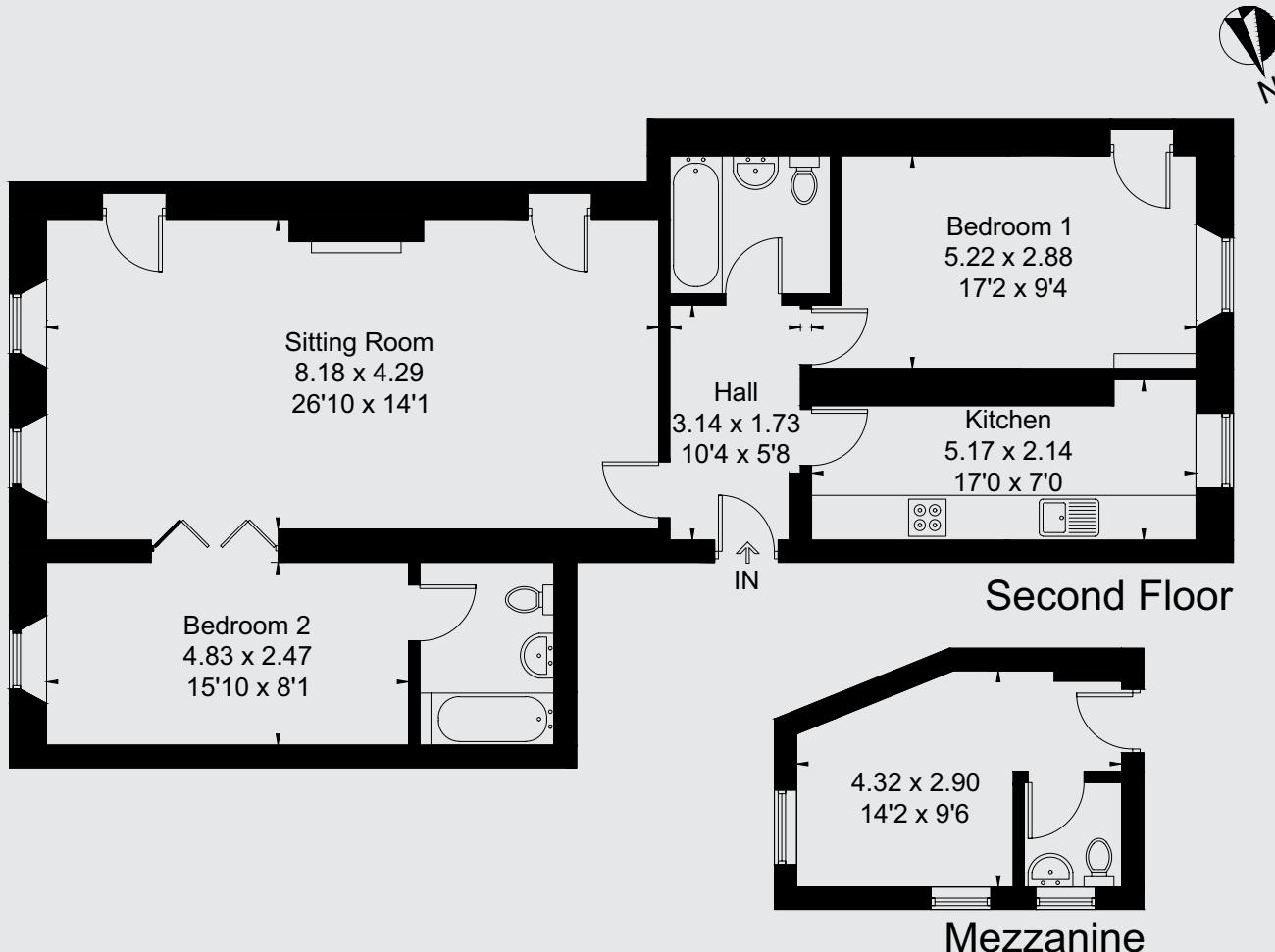
Edgar House, 17 George Street,
Bath, BA1 2EN
bath@savills.com
01225 474500

savills.co.uk

The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, set against a solid yellow square.

FLOORPLANS

Gross Internal Area (approx) = 102.5 sq m / 1103 sq ft



Directions

From Bath city centre take the Lansdown Road towards the race course, going up the Lansdown Hill. After about half a mile take the left turn to Lansdown Place East and continue forward onto Lansdown Crescent. The property is about two thirds of the way along on the right hand side.

General Remarks and Stipulations

Tenure: Leasehold – 999 years from 25 March 2000

Services: All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority: Bath & North East Somerset Council:
Tel: 01225 477000 or www.bathnes.gov.uk

Viewings: Strictly by appointment with Savills.

