

# whiteley helyar



1,925 ft<sup>2</sup>



2 bedrooms



2 bathrooms



residents parking  
permits available

Guide Price                      £1,250,000

Ground and First Floor Maisonette, 3 Cavendish Crescent, Bath, BA1 2UG



## Ground and First Floor Maisonette, 3 Cavendish Crescent, Bath, BA1 2UG

### DESCRIPTION

A fabulous ground and first floor maisonette benefitting from exclusive use of the original front door, hallway and rear garden. Cavendish Crescent was designed by John Pinch, was built between 1817 and 1830 and is probably the most elegant Georgian terrace in the city. Listed Grade II and now in need of some updating, the charming and spacious accommodation retains many fine and original features, faces approximately South and enjoys stunning widespread views over the city and adjacent Approach Golf Course.

### ACCOMMODATION

2 large double bedrooms

shower room

20'5 x 19'7 drawing room

landscaped private garden

residents parking permits available

en-suite bathroom

'Amdega' conservatory/garden room

kitchen/dining room

access to residents only gardens

### EXTERNALLY

The rear garden of 3 Cavendish Crescent is for the private use of this apartment. There is a small lower terrace leading up a few steps to the walled garden – about 29' x 15'. This area is mostly paved with a variety of shrubs and mature bushes, together with an ornamental pond. There is a further pretty garden in front of the house which only the residents of Cavendish Crescent have access to. Parking is on street, by means of residents parking permits (Zone 7).

### LOCATION

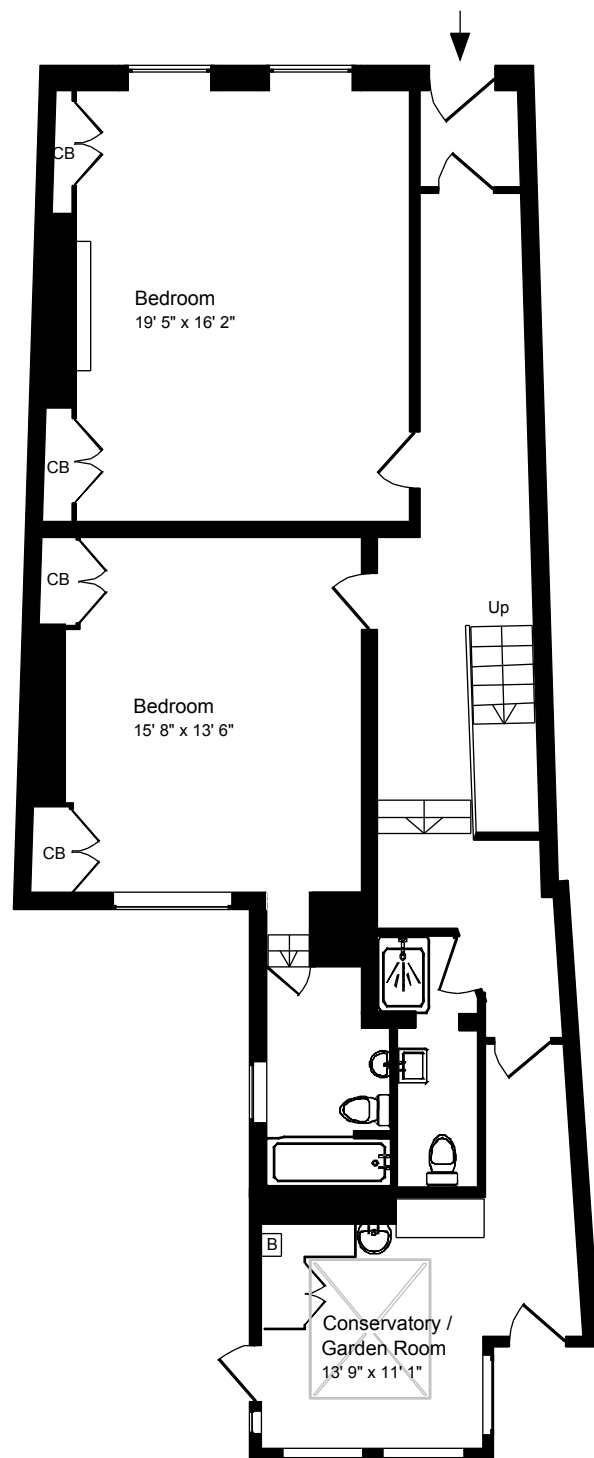
Cavendish Crescent occupies a highly select and sought after location, next to the High Common and Royal Victoria Park. The various shops and amenities in St James Square are closeby, with the countless facilities in the centre of Bath just a short walk beyond. Wonderful walks along the Cotswold Way are close at hand, whilst easy access to the M4 is available without having to cross the city.



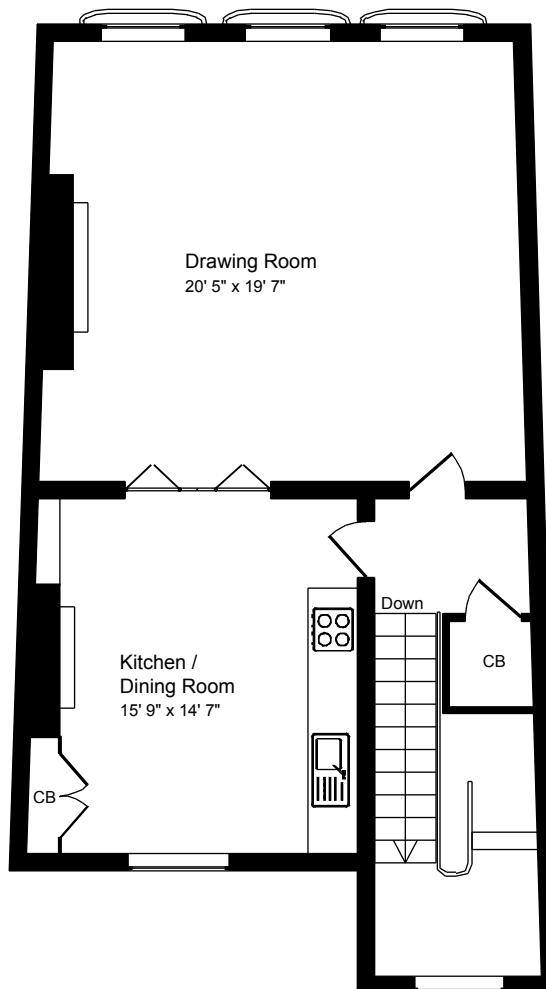








Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,925 Sq. Ft. / 179 Sq. M  
 Includes Conservatory  
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 Drawing Number: 172-933j  
 3 Cavendish Crescent, Bath, BA1 2UG.

