

SALES

01225 471 144

LETTINGS

01225 303 870

sales@theapartmentcompany.co.uk
lettings@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk



THE APARTMENT COMPANY®



Crescent Lane

Modern build apartment in the heart of Bath

The Apartment Company are proud to bring to market this beautifully presented modern apartment in a highly sought-after area of Bath. The penthouse apartment at Crescent Lane boasts a range of features and a high specification finish. The property comprises; open plan living room with stylish modern kitchen and a rarely found south facing private terrace with space for dining. An ample master bedroom with access to the terrace and ensuite bathroom, second double bedroom and further family bathroom. This modern build apartment has been designed with a high specification and modern living in mind and enjoys comforts such as double glazing, underfloor heating and gated allocated parking.

This apartment will make a fabulous home in the heart of the city.

£450,000 to £480,000

Fabulous South facing terrace

Modern build apartment | Two double bedrooms | Open plan living | Private terrace | High specification | Sought after location | Private gated parking space | Approx 745 Sq ft

HALLWAY

Tiled flooring. Entry telephone. Alarm panel. Thermostat. Storage cupboard housing underfloor heating manifold, fuse board, alarm system, home entertainment system and air circulation unit.

OPEN PLAN LIVING/KITCHEN

22' 3" x 18' 4" (6.8m x 5.6m)

Double glazed sash window to front elevation. kitchen comprising; range of wall and base cupboards with breakfast bar area and stone worktops over and stone upstands. 1.5 Villeroy & Boch sink with mixer tap over. Integrated Neff dishwasher, washer/dryer and fridge/freezer. Neff double electric oven with four ring electric hob and extractor fan over. Cupboard housing Baxi combi boiler. Tiled flooring to kitchen area. Spotlighting. Double French doors leading to wrap around terrace with space for dining. Tv and telephone point. Integrated ceiling speakers. Thermostat. Extractor for air circulation system.

MASTER BEDROOM

17' 4" x 11' 9" (5.3m x 3.6m)

Double French doors leading to wrap around terrace. Built in wardrobe. bedside reading lights. Alarm panel. Telephone point. Spotlighting. Extractor for air circulation system.

ENSUITE BATHROOM

White suite comprising; walk in shower, low level W/C, floating wash hand basin with vanity draw beneath. Anthracite grey heated towel radiator. Tiled floor and splashbacks. Electric shaver point. Vanity mirror. Underfloor heating thermostat. Extractor fan. Spotlighting.

SECOND BEDROOM

10' 5" x 7' 10" (3.2m x 2.4m)

Double glazed sash window to front elevation. Tv and telephone points. Storage cupboard. Spotlighting. Extractor for air circulation system. Thermostat for under floor heating.

BATHROOM

White suite comprising; bath with shower over and glass splashbacks, low level W/C, floating wash hand basin with vanity draw beneath. Anthracite grey heated towel rail. Tiled floor and splashbacks. Vanity mirror. Shaver point. Low level ambient LED lighting. Spotlighting. Extractor fan. Thermostat for underfloor heating.





ADDITIONAL INFORMATION

Lease Years Remaining: 994 years
 Management Company: H.M.L
 Service Charge: £2368 per annum
 Ground Rent: £100 per annum
 Council Tax Band: E
 Local Authority: BANES
 Parking: Gated allocated parking

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
 4 Queen Street
 Bath
 BA1 1HE



Sales

01225 471 144

Lettings

01225 303 870

sales@theapartmentcompany.co.uk
 lettings@theapartmentcompany.co.uk
 www.theapartmentcompany.co.uk

SALES

01225 471 144

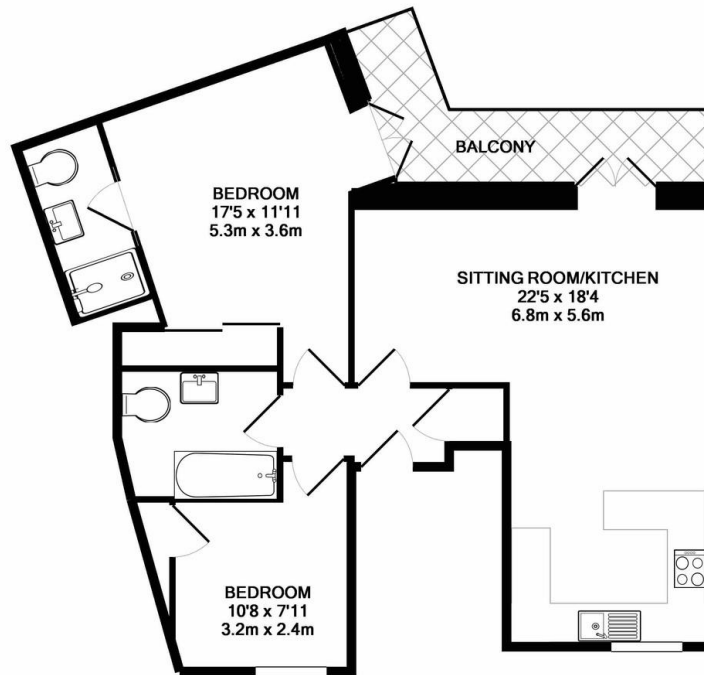
LETTINGS

01225 303 870

sales@theapartmentcompany.co.uk
lettings@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk



THE APARTMENT
COMPANY®



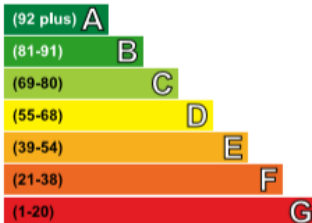
TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
82	82



Crescent Lane

Bath, BA1 2PX

We take every care in preparing our sales details, they are produced in good faith but do not form any part of any contract. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc; you must satisfy yourself that they operate correctly. Room sizes are approximate; they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating some distance to view the property.

