



**Upper Maisonette, 15 Crescent Gardens, Bath,
BA1 2NA**

£300,000

Superbly central and offered with no chain, this 814sqft two bedroom Victorian conversion offers space and light in abundance. Perfectly placed for city access just below Charlotte St car park and Royal Avenue, the apartment has its very own front door leading to two storeys of beautifully fitted accommodation. The first floor starts with a gloriously sunny full width sitting/dining room alongside a fully fitted kitchen, double bedroom and three piece white bathroom. Upstairs you'll find a master bedroom with loads of built in storage and a bonus ensuite W.C. Retained character features, double glazing and GCH in situ. An ideal city base or investment. Sole Agents

- No chain
- 814sqft
- Two bedrooms
- Double glazing & GCH
- Full width sitting/dining room



Property Description

AGENTS NOTES The property is leasehold (999yrs residue from 1978). The ground rent is £25pa. There are no current management charges as there are only two properties in the building - each with their own private entrance.

The front garden of the original house belongs to the upper maisonette and is primarily paved.

This area was originally named as Crescent Fields. Construction on these homes was well underway by 1895, with the larger named villas (21 to 34) built first. This property was first listed as occupied in 1900 by the Dury family - Mr Dury ran a boot store in Kingsmead St and his son Edwin was a shoemaker working in Monmouth Place. Mrs Dury also offered lodgings from the house. By 1916, the Durys had been replaced by Henry Mortimer (auctioneer) who stayed until the late 1920s. The next two occupiers (Henry Giles and F.W Morris) were both nurserymen at the Crescent Gardens Nursery.

ENTRANCE HALL Top lit panelled front door to ground floor hall with stairs to upper floors. Radiator, double glazed side window, coved ceiling, cupboard housing Vaillant gas combination boiler, ornamental plaster arch, cloaks area, meter cupboard.

KITCHEN Double glazed rear window, range of modern base and wall units with worktops and tiled splashbacks. Single drainer inset sink unit, fitted fridge/freezer, fitted washing machine, fitted dishwasher, inset halogen hob (with alternate gas point), cooker hood, fitted double oven, tiled floor with underfloor heating, picture rail.

BEDROOM 2 Double glazed rear window, radiator, picture rail, original alcove cupboard.

BATHROOM Double glazed side window, low level W.C, handbasin with cupboard under, P shaped panelled bath with shower over, heated towel rail, extractor fan, tiled walls, tiled floor with underfloor heating.

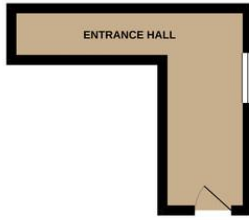
SITTING/DINING ROOM Front bay double glazed window and additional front double glazed window, original cast iron fireplace with tiled inset, two radiators, double storage cupboard, coved ceiling.

BEDROOM 1 Rear and side Velux skylights, radiator, overstairs alcove with drawer storage. Multiple access points/fitted cupboards and drawers into eaves storage.

ENSUITE W.C Front Velux skylight, low level W.C, handbasin with cupboard under, heated towel rail, extractor fan.



GROUND FLOOR
86 sq.ft. (7.9 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Tenure

Leasehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements