

FIRST FLOOR APARTMENT 16/17 CAMDEN CRESCENT



Winkworth



FIRST FLOOR APARTMENT 16/17 CAMDEN CRESCENT BATH, BA1

This lateral First Floor Apartment has extensive accommodation across two Grade I Listed townhouses in the dramatic Camden Crescent. The accommodation spans across a staggering 2192 Square feet.

Communal Entrance Hall | Entrance Hall | kitchen | Utility Room | 4 spacious double bedrooms | Bathroom | Cloakroom with W.C
Storage Room | Rear Lobby with storage cupboards

Residents parking permits available | Rear Patio Garden with raised beds

Bath Spa mainline railway station to London Paddington c.90 mins, Bristol c.15 mins and the M4 junction 18 is c.10 miles
c.10 minute walk into the city centre.

Bath office

Winkworth Bath, 13 Argyle Street, Bath, BA2 4BQ
+44 (0)1225 829000 | bath@winkworth.co.uk



See things differently.

DESCRIPTION

Camden Crescent was built by John Eveleigh in 1788 with numbers 6 to 21 designated as Grade I Listed. The paired doors of numbers 16 and 17 which stand beneath a pediment supported by 5 Corinthian columns would have originally been the centre of the Crescent before a landslide in 1889 which demolished 9 houses.

The property is entered via a Communal Entrance Hall at Street level (with an entryphone system). The communal stairs lead up to an impressive and ornate Mahogany front door at first floor level. This leads into a private entrance hall.

Bedroom 1 (which would have been the Drawing room for number 17) is a very substantial room with a high ceiling and incredible panoramic views from the large sash windows across the city.

There is a further bedroom at the front of the property which is still a substantial double with high ceilings and views .

Also across the front is The Drawing Room of number 16, which is another vast rom with high ceilings and views across the city.

At the rear there is a spacious family Bathroom with bath and walk-in shower and a separate cloakroom with W.C. There is also a lobby area with a storage area with a number of large storage cupboards including a substantial walk-in cupboard.

There is a large double (bedroom 3) situated at the rear with double sash windows overlooking the rear gardens.

To the rear on the other side of the apartment is a further double bedroom (Bedroom 2) again very spacious with high ceiling and a feature bay window overlooking the rear gardens.

Finally there is a very large kitchen and rear hallway with storage cupboards which leads out onto the garden at the rear.



OUTSIDE

The rear garden is mainly a paved patio area with stairs leading up the top of the plot and a pathway which has a right of way across the gardens heading in an Easterly direction right through to St Stephen's Road.

LOCATION

This very rare lateral apartment occupying the first floor and therefore the principal rooms of this Grade I Listed Georgian Townhouse is situated in an elevated position with spectacular southerly views across the city of Bath. Located just above the city within walking distance of the shops of Milsom Street and a number of Bath's best regarded schools. The thriving 'village' of Larkhall is also nearby with a number of amenities including infant, junior and secondary schools. There is also a small supermarket, a butchers and a grocery store, café and delicatessen. Two of Bath's most highly regarded independent schools; The Royal High and Kingswood School are located just above Camden, whilst the popular state primary schools; St Stephen's is also close-by. The city of Bath itself offers an array of cultural and leisure amenities and has excellent communications with Bristol, Junction 18 of the M4 is just under nine miles. There are regular high-speed train services from Bath Spa Station to London Paddington (approximately 90 minutes).

FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

TENURE

Leasehold, lease to be created.

LOCAL AUTHORITY

Bath & Northeast Somerset

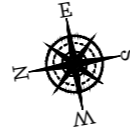
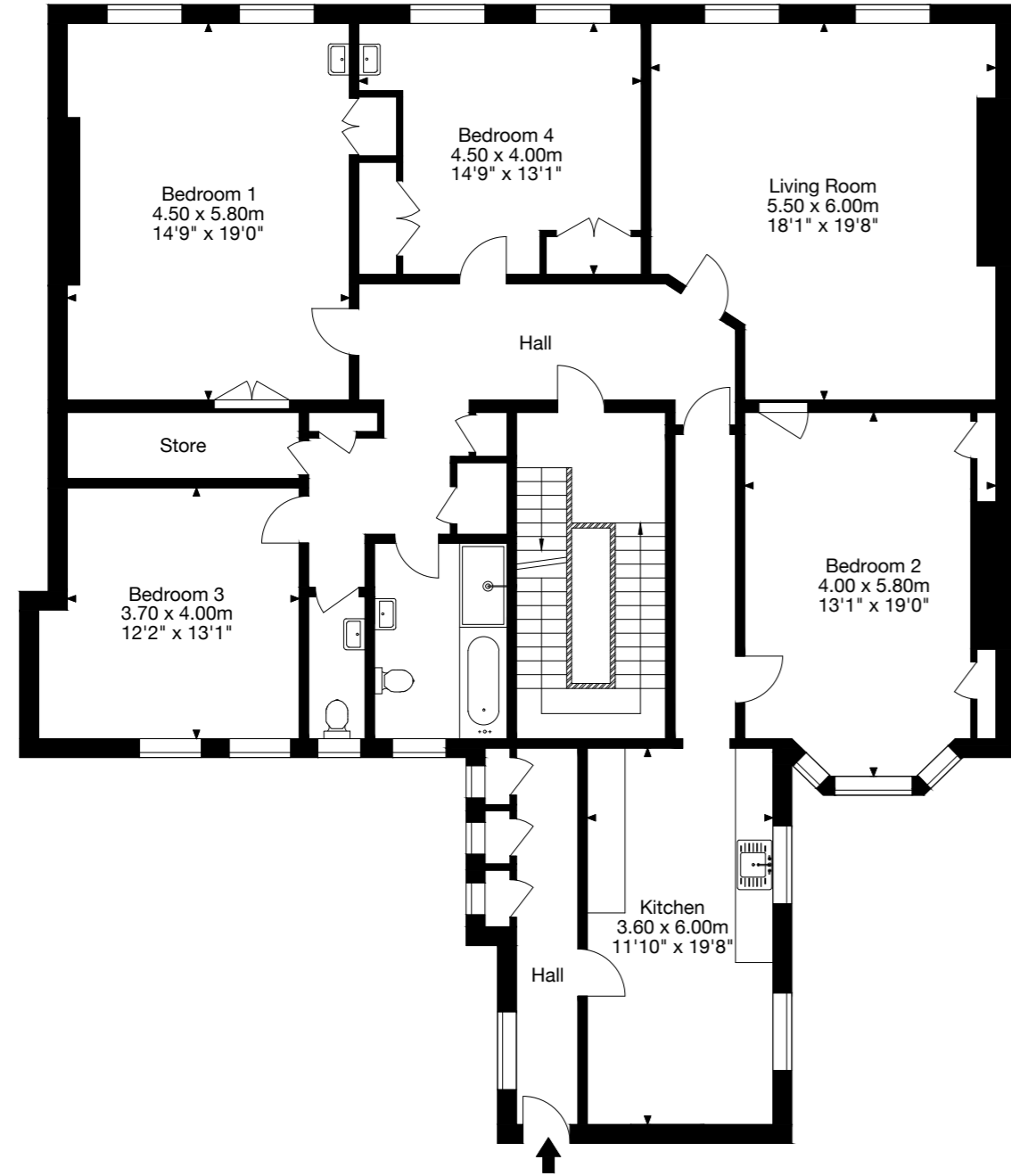
COUNCIL TAX BAND

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VIEWING

Strictly by appointment via sole agent Winkworth 01225 829000

First Floor Apartment, 16/17 Camden Crescent, Bath BA1 5HY
Gross Internal Area (Approx.)
203.6 sq m / 2,192 sq ft





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