



NORFOLK CRESCENT, BATH, BA1  
**£395,000 LEASEHOLD**

**Winkworth**



## NORFOLK CRESCENT, BATH, BA1

Situated on the first floor of an elegant Georgian townhouse on Norfolk Crescent one of Bath's seven crescents that Bath is famed for and dating back to circa 1800.

This beautifully presented apartment is light and spacious with plenty of period features including balconies off the main living room and one of the bedrooms, high ceilings and five floor to ceiling sash windows.

A communal entrance hall comes complete with a secure bike and buggy room and gives access to the additional storage in the basement. The apartment's main entrance hall is spacious and could be used as a dining space / study. It has convenient storage cupboards, providing access to all areas of the property.

The recently renovated kitchen is well designed with floor to ceiling storage, neolith worktops and all integrated appliances. There is a space for a little table next to the window.

The living space certainly has the wow factor, with >10ft ceiling height, fireplace, two original floor to ceiling sash windows leading to a lovely covered west facing balcony looking onto the Norfolk Crescent green.

There are 2 double bedrooms boasting hard wooden floors and a modern and spacious bathroom.

In addition to the bike / buggy room, there is a private and secure storage unit (12" x 5" average measurements) in the basement. The basement also offers a useful communal laundry room, plus rear access out through the shared courtyard to shorten the walk into Bath.

Lease: recently extended to 175 years

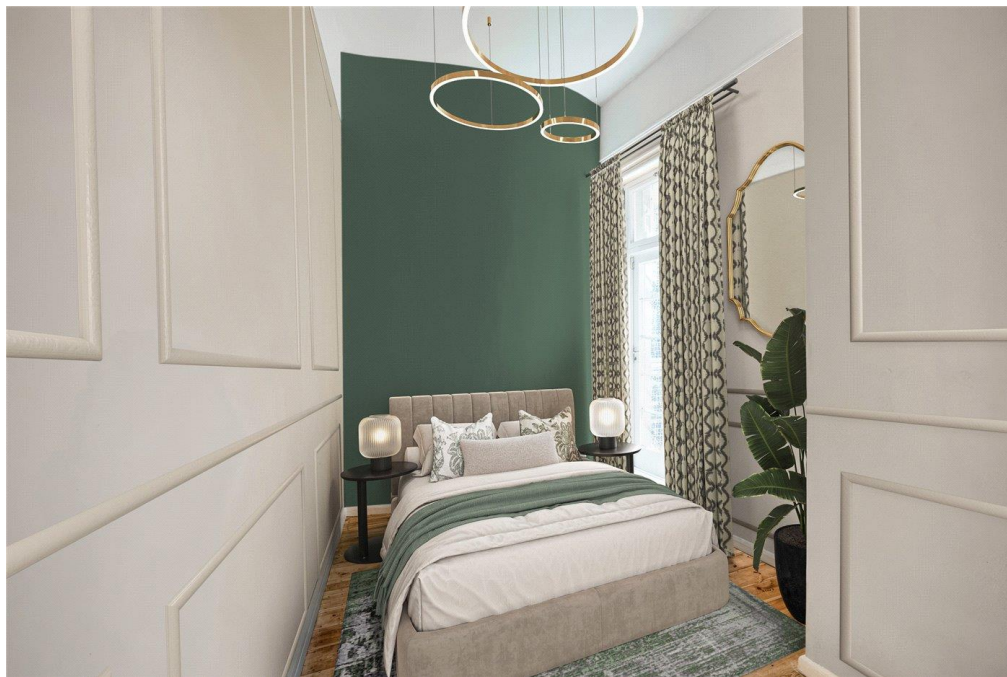
No ground rent

NOTE: Some of these images have been virtually dressed.

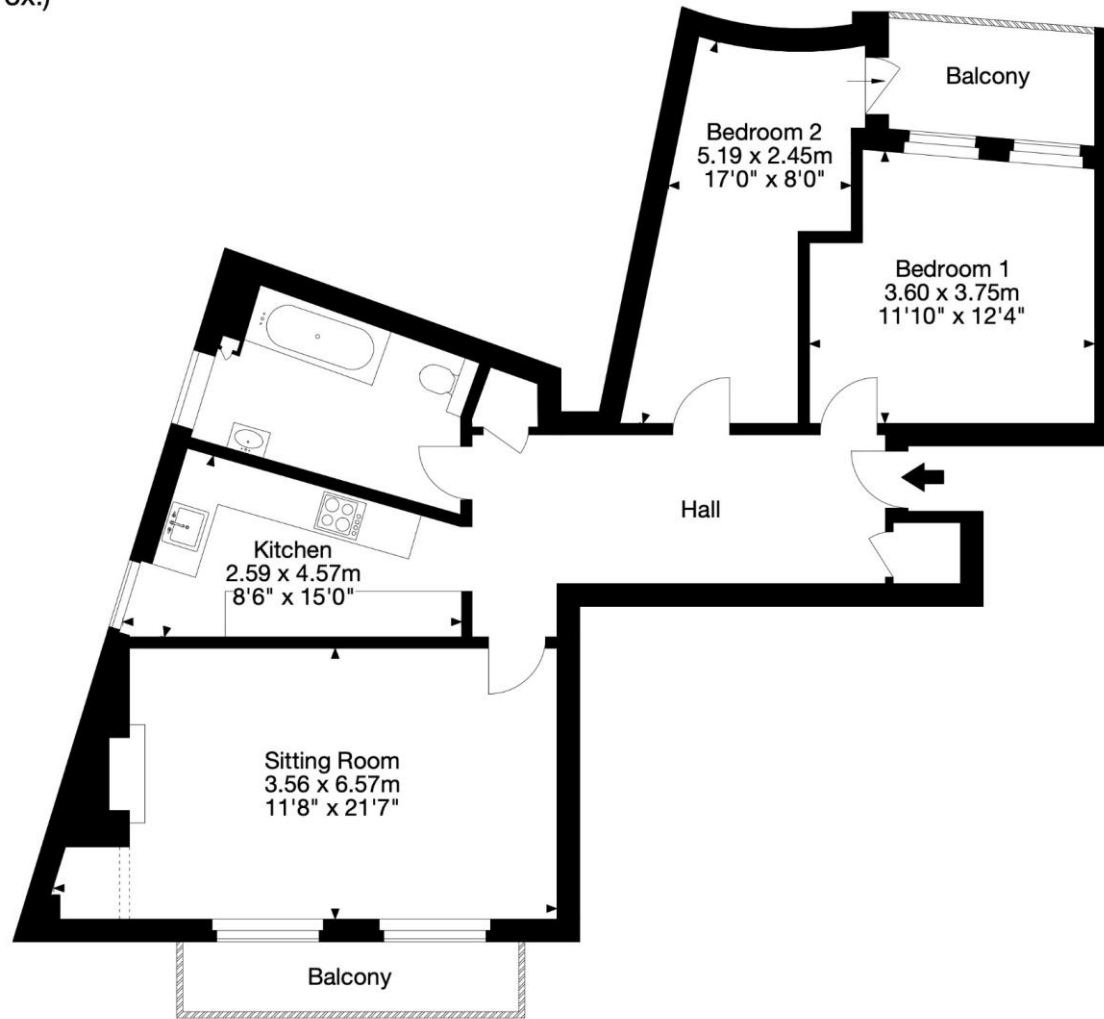
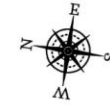
### LOCATION

The flat is a stone's throw away from the Royal Crescent and a flat walk from Bath's city centre famous for its selection of independent cafes and shops. Set between Elizabeth Park and Green Park the flat is ideally located for attending the weekly farmers market, meandering along the river Avon, accessing the cycle path and famous Victoria Park Playground. The street is quiet as it is a no-through road.





4 Cumberland House, Norfolk Crescent, Bath BA1 2BG  
 Gross Internal Area (Approx.)  
 75 sq m / 807 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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