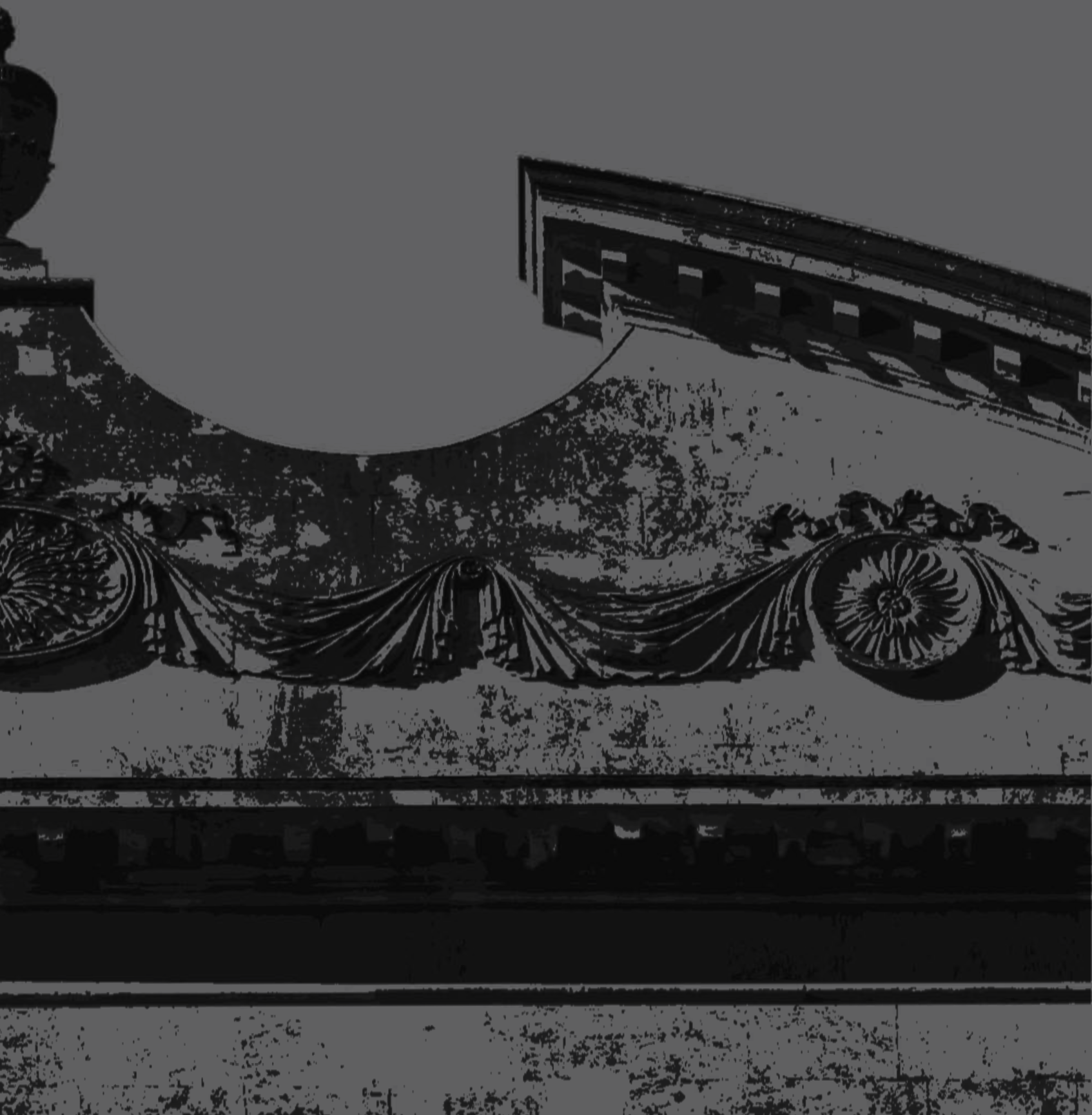
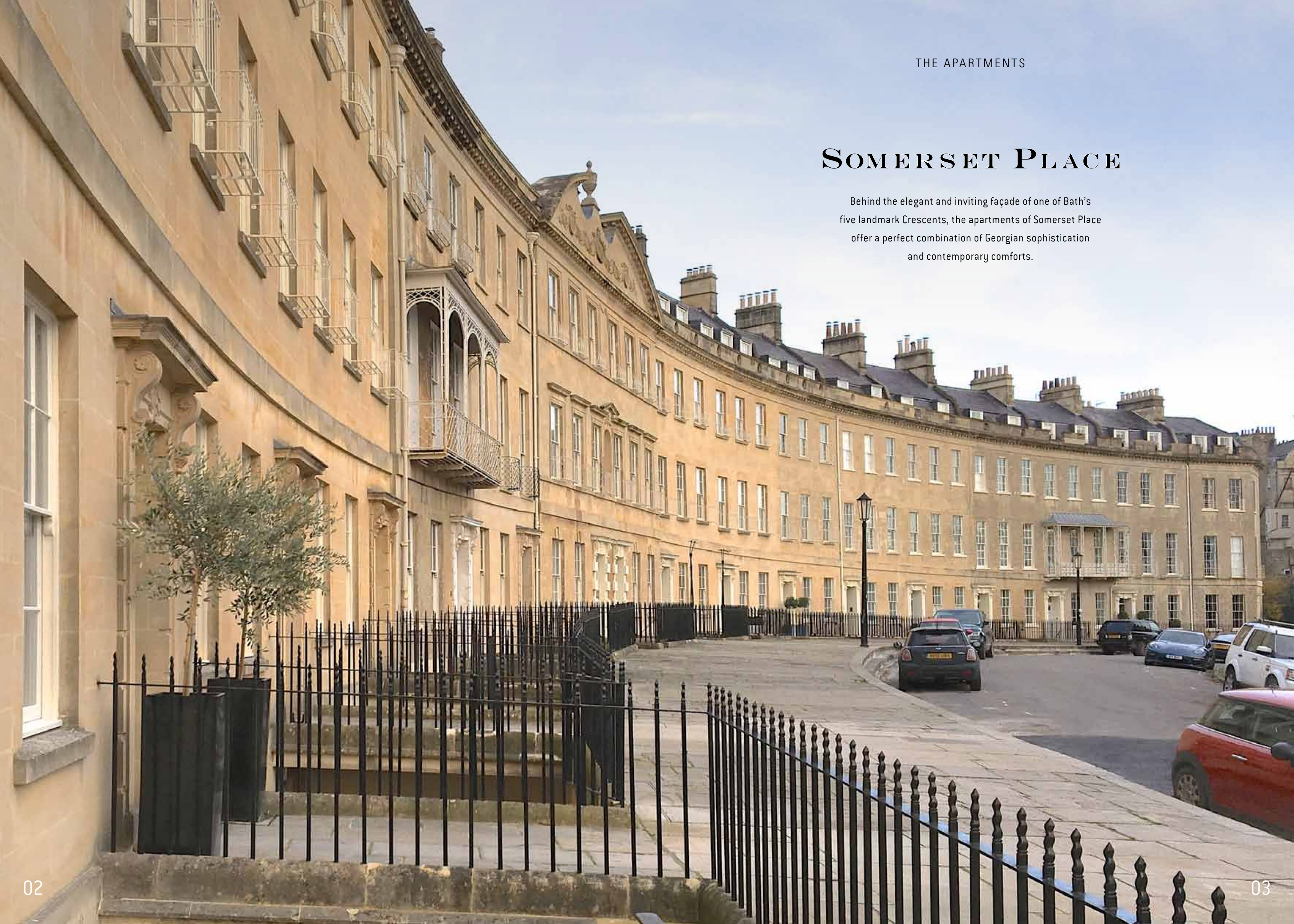


THE APARTMENTS

SOMERSET PLACE

BATH | A WORLD HERITAGE CITY





THE APARTMENTS

SOMERSET PLACE

Behind the elegant and inviting façade of one of Bath's five landmark Crescents, the apartments of Somerset Place offer a perfect combination of Georgian sophistication and contemporary comforts.

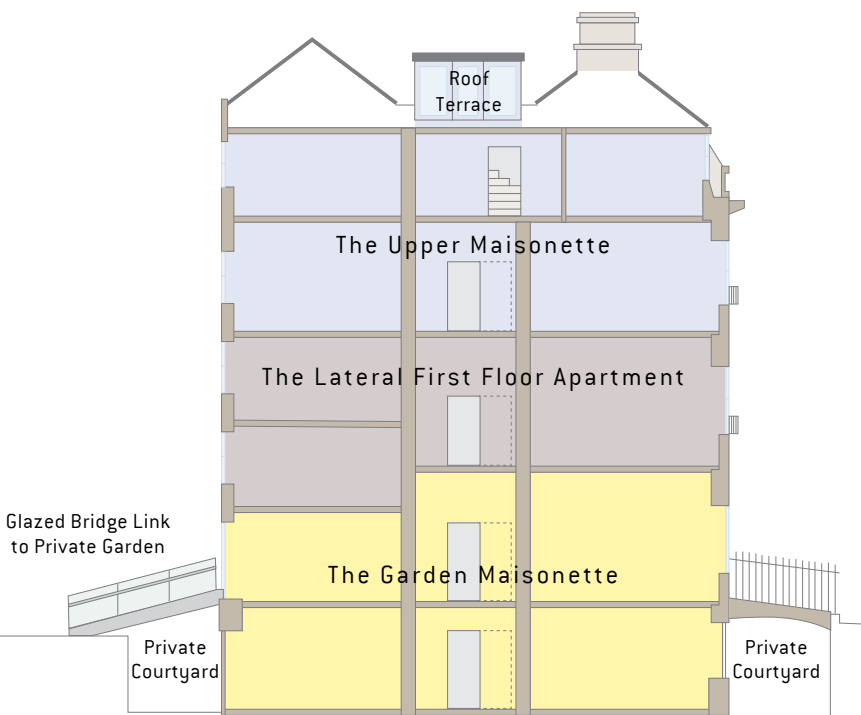


4b Upper Maisonette with roof terrace RESERVED	4c Upper Maisonette with roof terrace 219 sq m / 2,355 sq ft	6b Upper Maisonette with roof terrace SOLD	6c Upper Maisonette with roof terrace SOLD	Five-Storey Townhouses SOLD					11b Upper Maisonette with roof terrace 173 sq m / 1,858 sq ft	11c Upper Maisonette with roof terrace 163 sq m / 1,756 sq ft	13b Upper Maisonette with roof terrace SOLD	13c Upper Maisonette with roof terrace SOLD	Five-Storey Townhouses SOLD				
4a Lateral Apartment spanning both buildings SOLD		6a Lateral Apartment spanning both buildings SOLD							11a Lateral Apartment spanning both buildings SOLD		13a Lateral Apartment spanning both buildings SOLD						
4 Garden Maisonette 165 sq m / 1,778 sq ft	5 Garden Maisonette SOLD	6 Garden Maisonette 171 sq m / 1,842 sq ft	7 Garden Maisonette SOLD						10 Garden Maisonette 164 sq m / 1,765 sq ft	11 Garden Maisonette 159 sq m / 1,706 sq ft	12 Garden Maisonette RESERVED	13 Garden Maisonette 159 sq m / 1,707 sq ft					

SOMERSET PLACE

An entire Grade 1 listed Crescent offering contemporary accommodation in an historic setting.

Following the Baedeker raids in 1942, parts of the Crescent were rebuilt; the current redevelopment has reconfigured these buildings (in the classical idiom) as spacious apartments for 21st century lifestyles, in size from 1,700ft² (158m²) to 2,700ft² (251m²). This unique fusion of a Grade I listed structure with 'minimalist classical' interiors is virtually unique in the city.



INTERIORS

LIVING
The contemporary character of the apartments is exemplified by the design of the combined kitchen/ dining rooms, the ideal space for communal entertaining of family and friends.

The Modulanova kitchens lend an air of sophistication, and the garden maisonettes include a stainless steel and glass bridge link to their private garden.

All well-proportioned living rooms face south with views over the communal gardens and the city.

AN OASIS OF CALM
The sense of sophistication continues into the bedrooms: the generously proportioned master bedrooms have elegant fitted wardrobes and storage with an easy link to the elegant en suite bathrooms (with bath and walk in shower).

SOUND ATTENUATION
All apartments have the benefit of solid concrete floors which provide enhanced sound installation – a feature not available in comparable Georgian buildings.

LIFTS
Each building has the benefit of a new lift serving floors (a unique feature in a Grade I listed building).

EXTERNALS

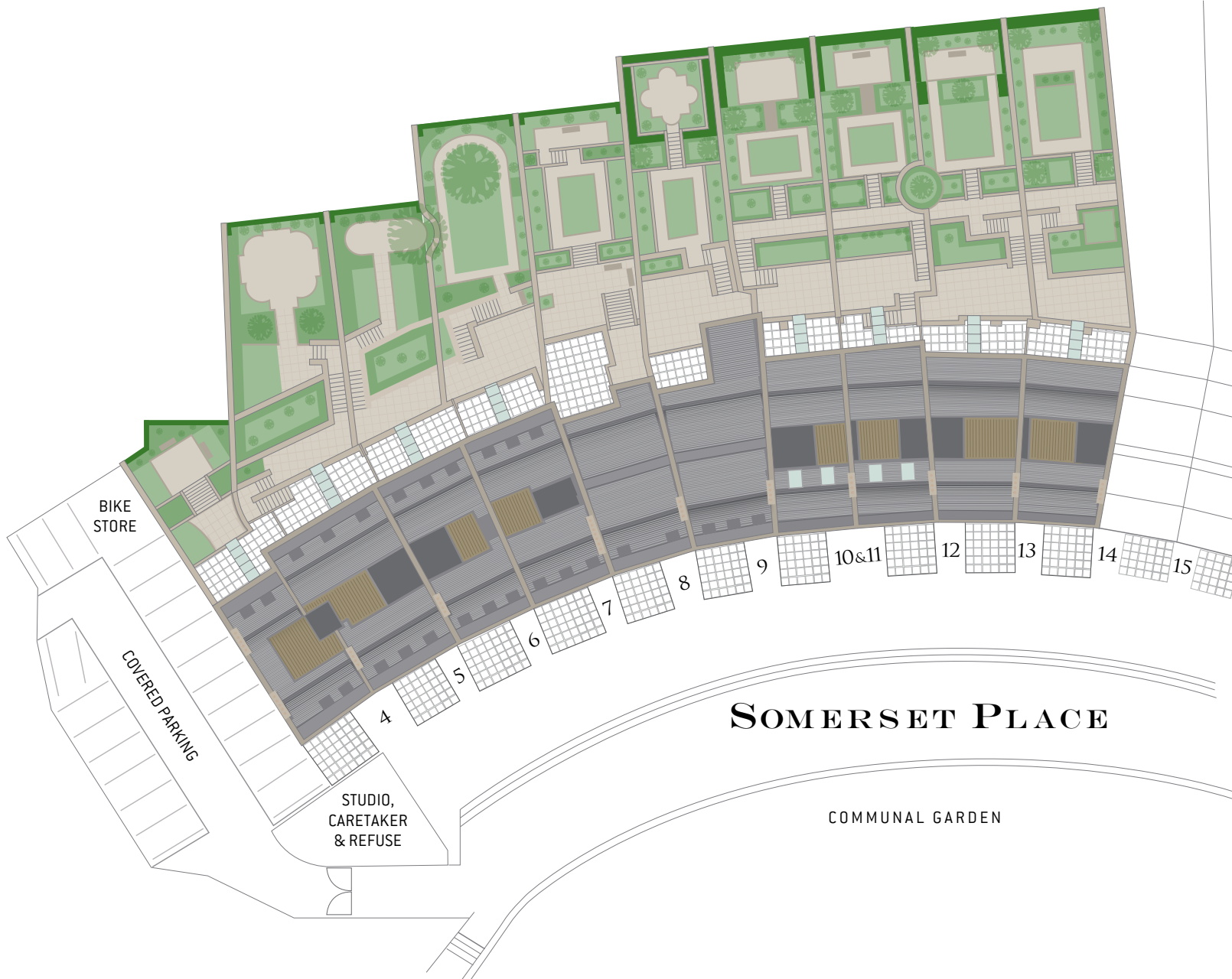
COMMUNAL GARDENS
The communal gardens at the front of the Crescent have been restored and the wrought iron perimeter railings (removed during the Second War) reinstated: they provide an ideal environment for a picnic or play on a summer evening.

PARKING
Covered parking is provided for each apartment together with eligibility for an on street permit. Apartments 12 and 13 each have a garage.

NO THROUGH ROAD
The road to the front of the Crescent only serves the buildings in the Crescent and the private carpark.

GARDENS
In addition to the communal gardens, the garden maisonettes have their own pencil thin Cypress trees, whilst the other maisonettes have a private roof terrace.

CONCIERGE
There is an on site concierge (five days a week) with designated office at the west end of the Crescent. In addition to providing a presence on site, the concierge provides a variety of services for residents. There is in addition a self contained Studio unit available for occasional overnight accommodation.





The twenty apartments blend period inspired features and beautifully proportioned living spaces with modern services and luxurious finishes.





1,789 sq ft - 166 sq m

4

The Garden Maisonette



Lower Ground Floor

Upper Ground Floor



4a

SOLD
The First Floor Lateral Apartment



First Floor

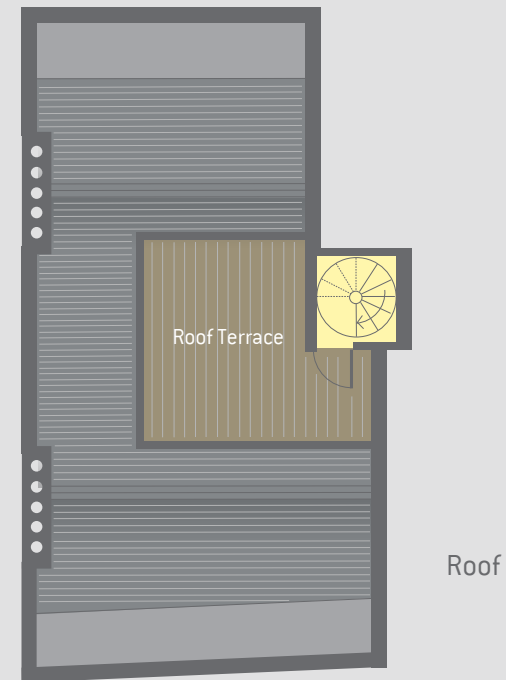


1,593 sq ft - 148 sq m

4b

RESERVED

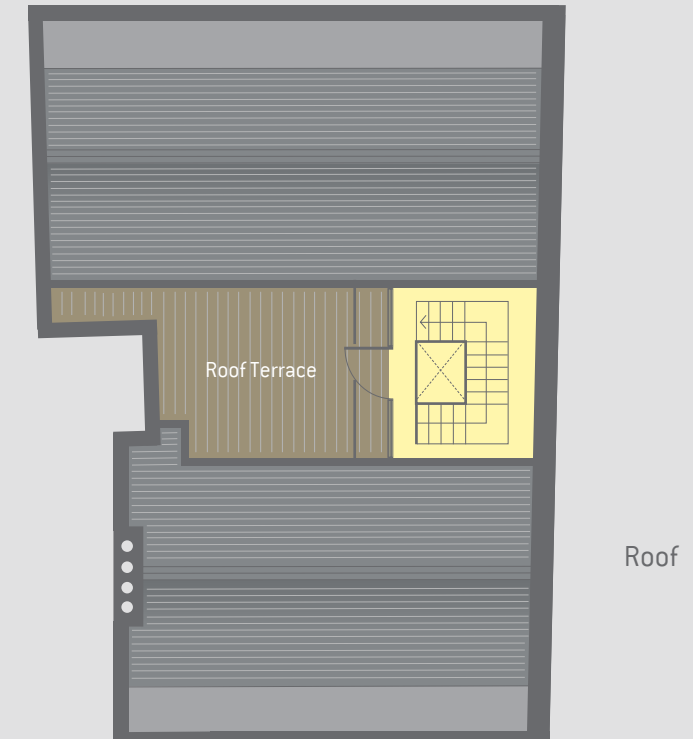
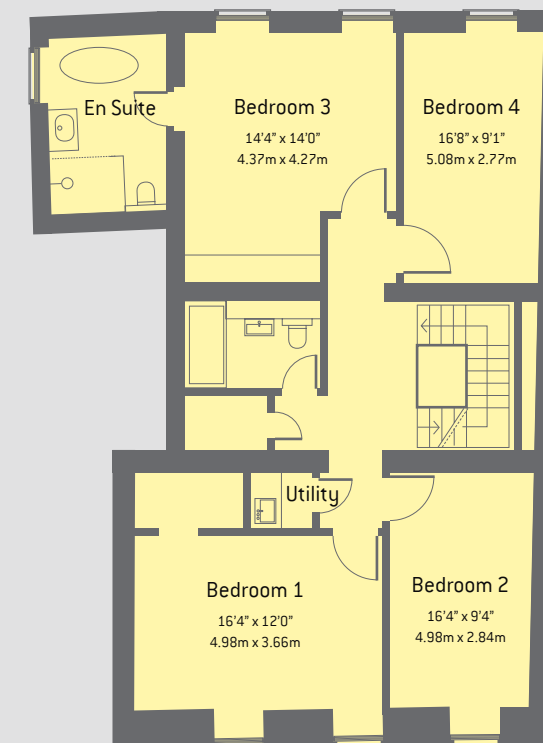
The Upper Maisonette



2,410 sq ft - 223 sq m

4c

The Upper Maisonette

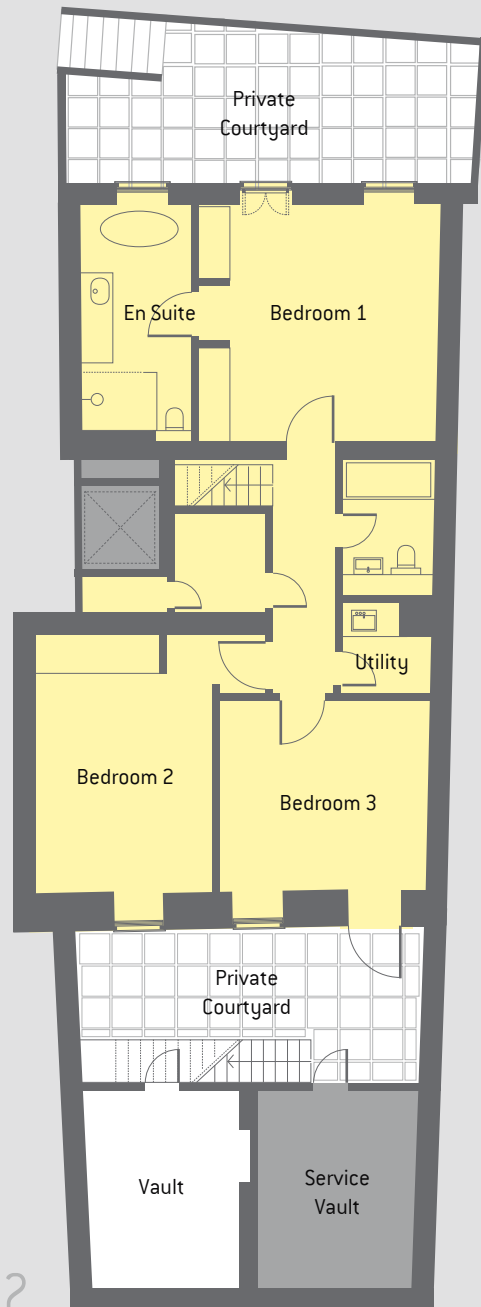
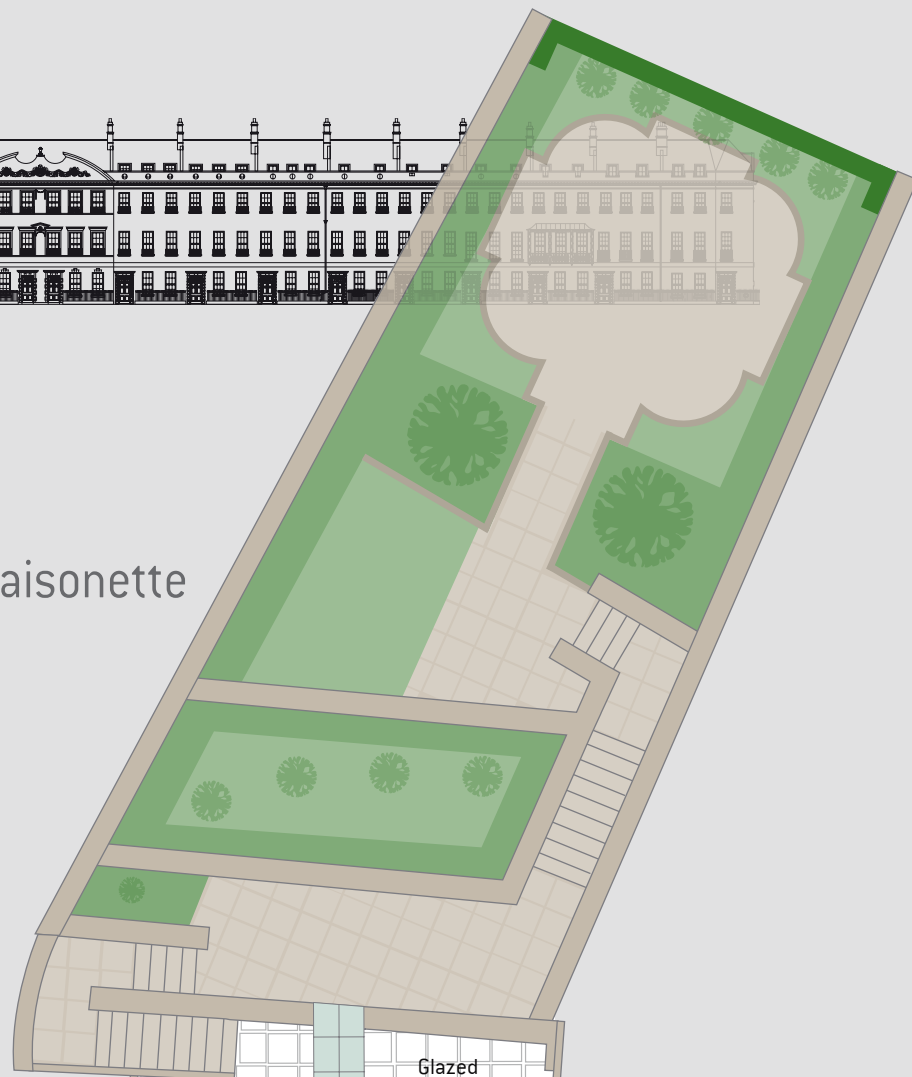




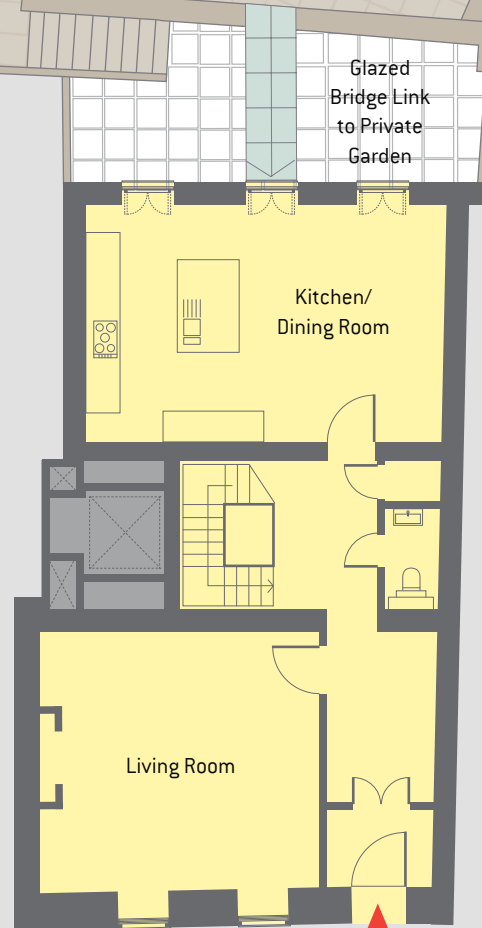
5

SOLD

The Garden Maisonette



Lower Ground Floor



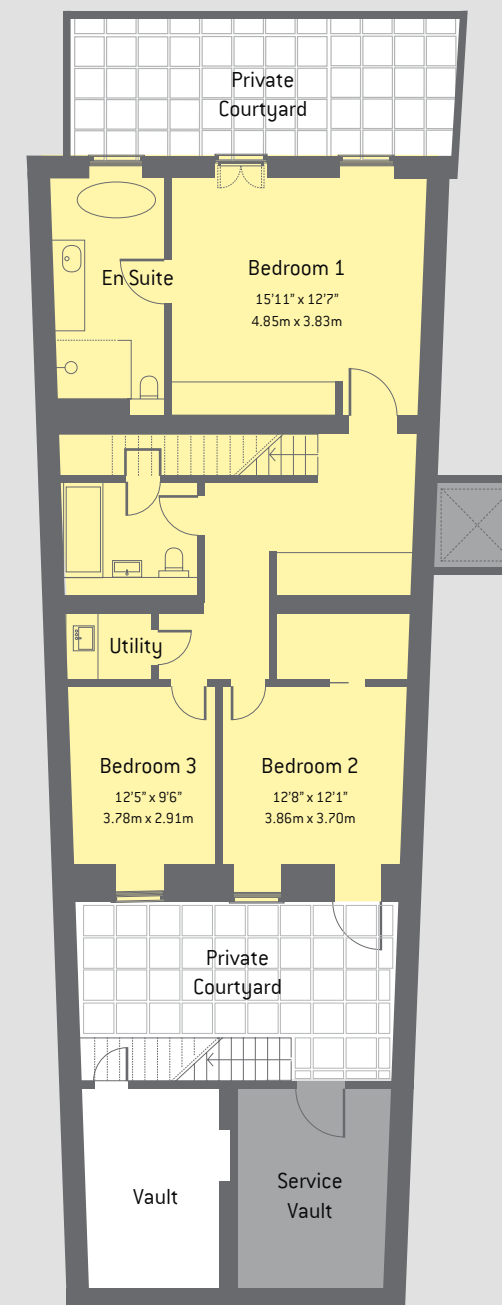
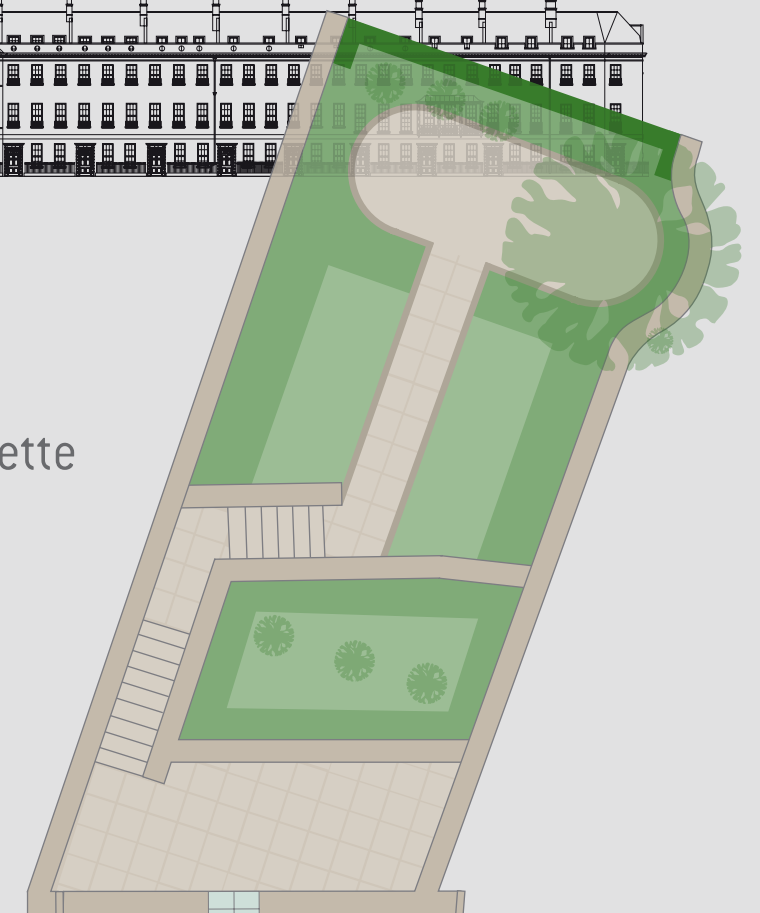
Upper Ground Floor



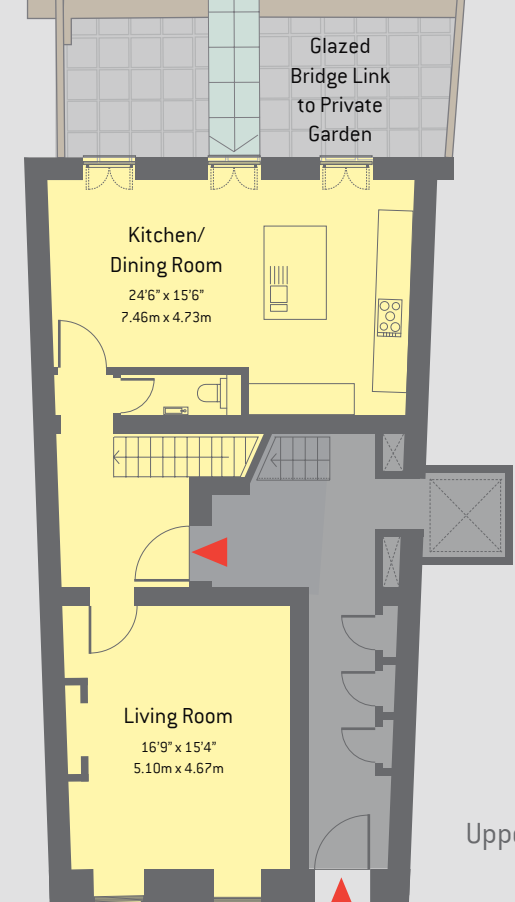
1,746 sq ft - 162 sq m

6

The Garden Maisonette



Lower Ground Floor



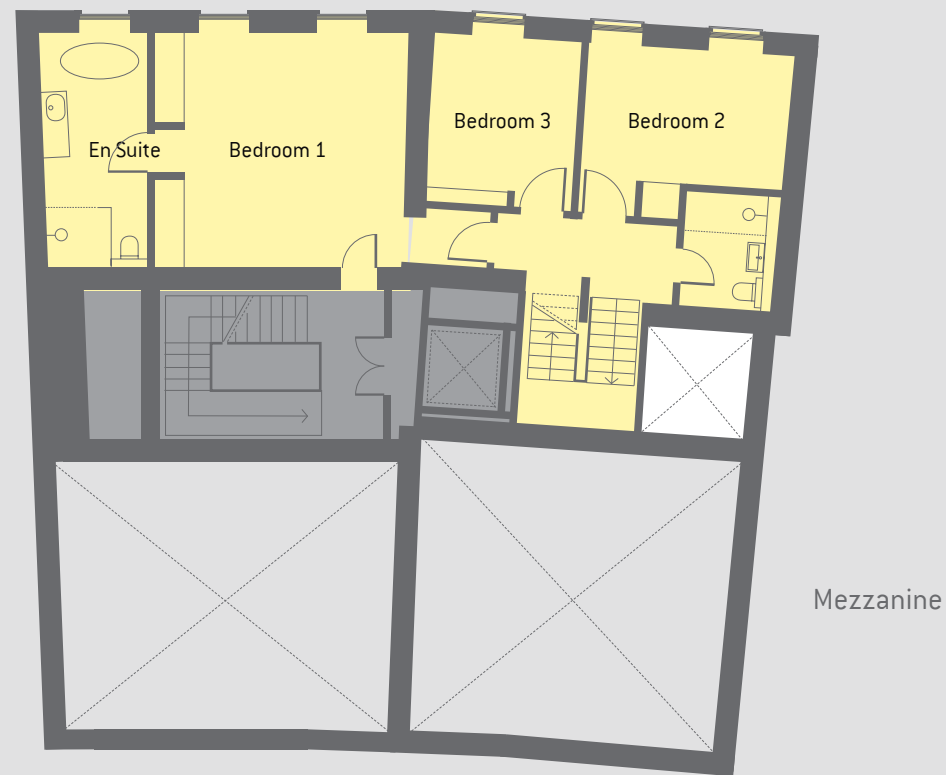
Upper Ground Floor



6a

SOLD

The First Floor Lateral Apartment



Mezzanine



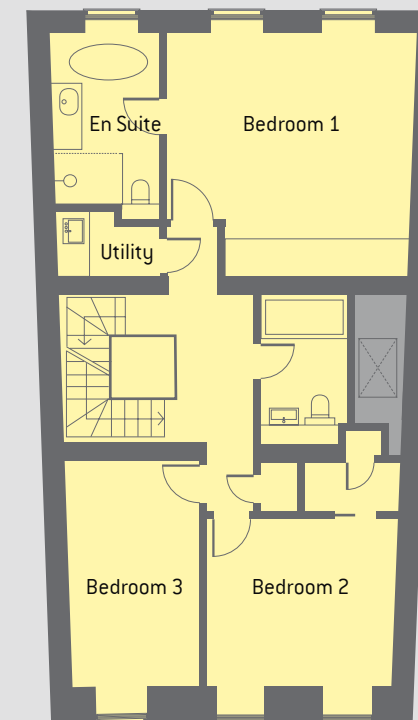
First Floor



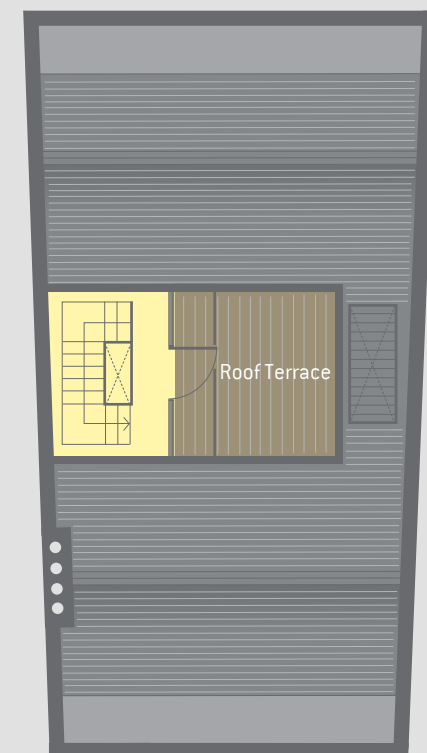
6b

SOLD

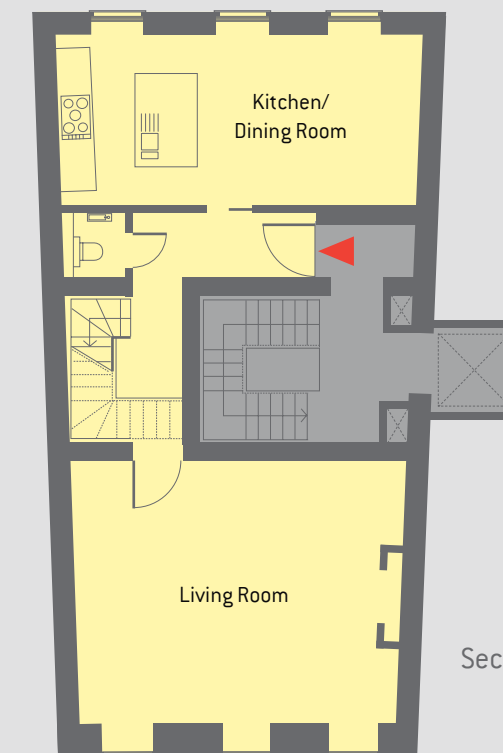
The Upper Maisonette



Third Floor



Roof



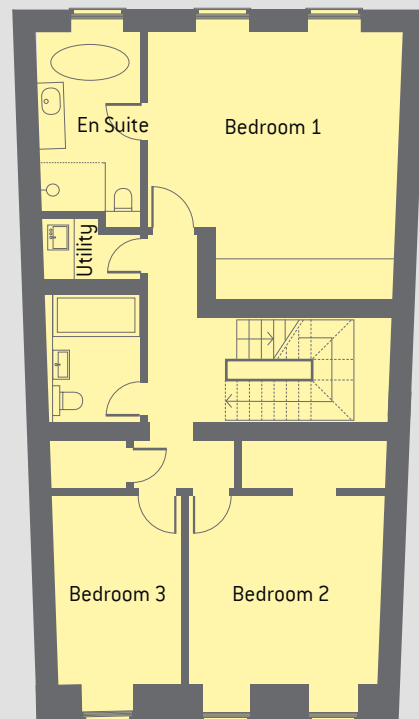
Second Floor



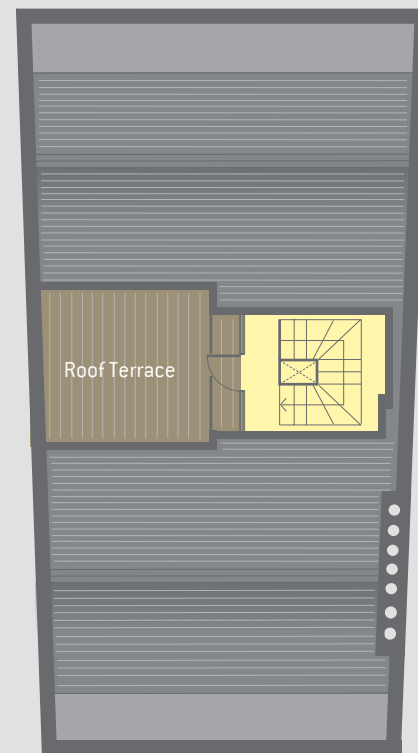
6c

SOLD

The Upper Maisonette



Third Floor



Roof



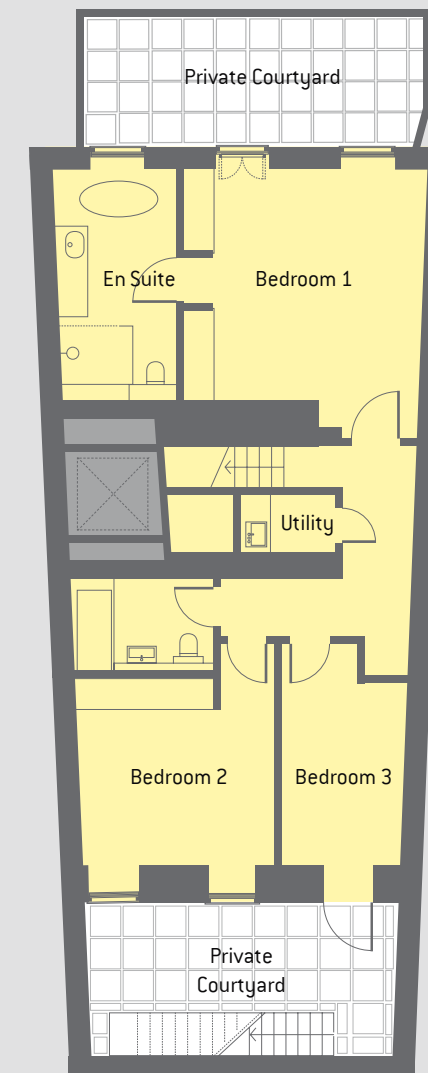
Second Floor



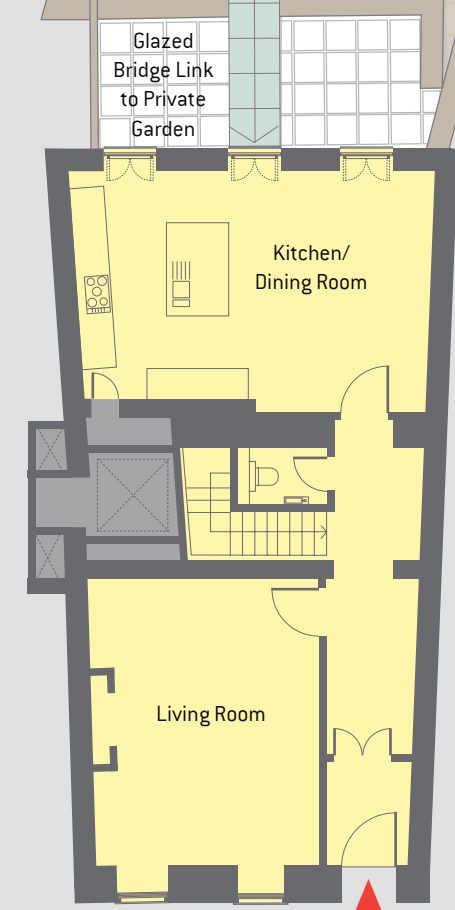
7

SOLD

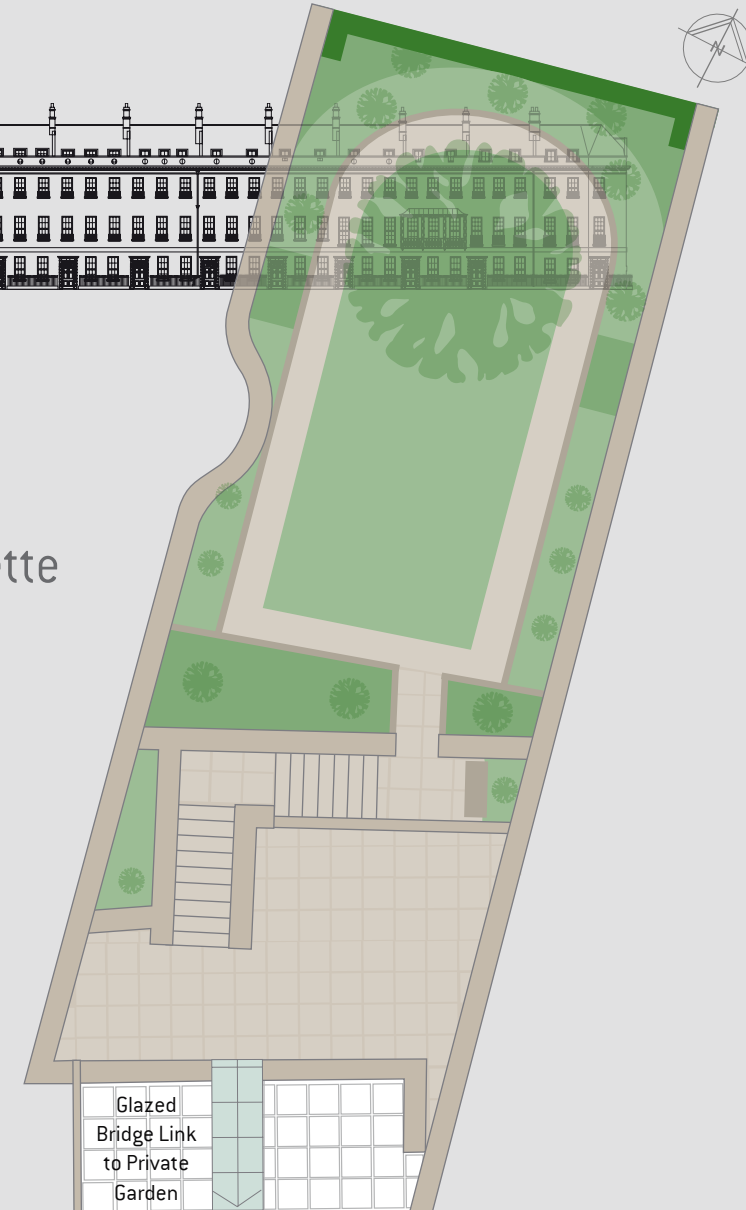
The Garden Maisonette



Lower Ground Floor



Upper Ground Floor

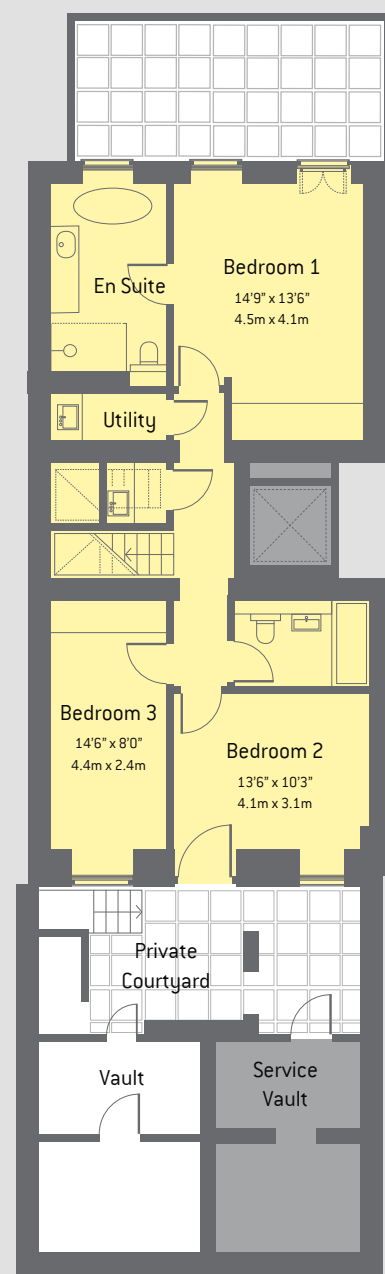




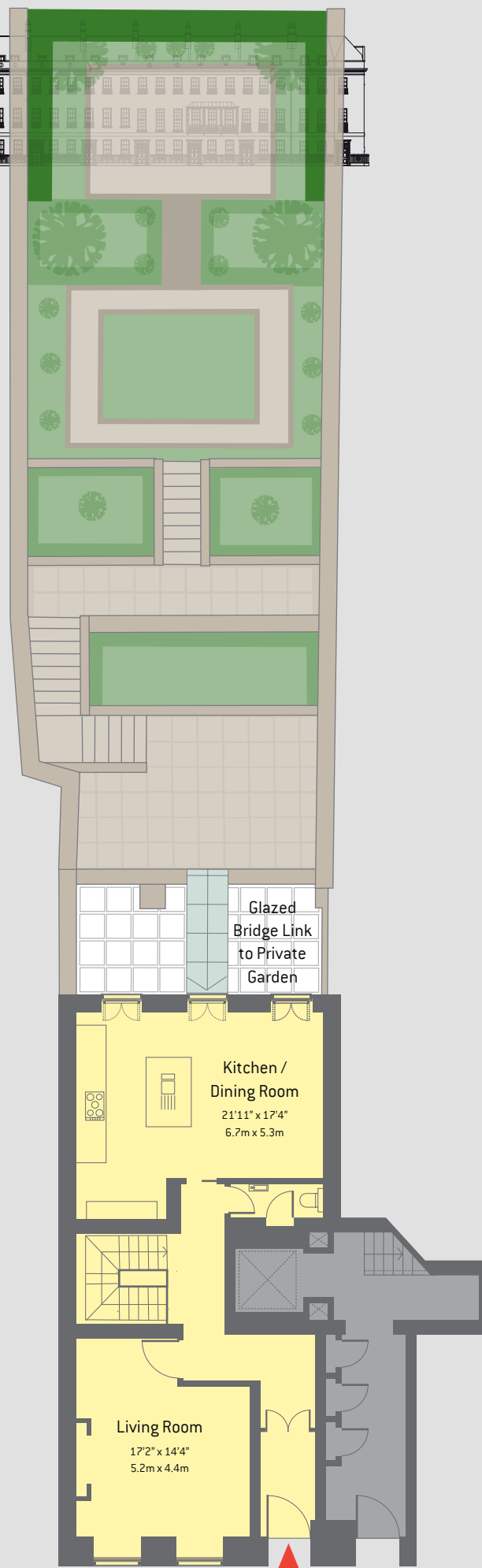
1,679 sq ft - 156 sq m

10

The Garden Maisonette



Lower Ground Floor



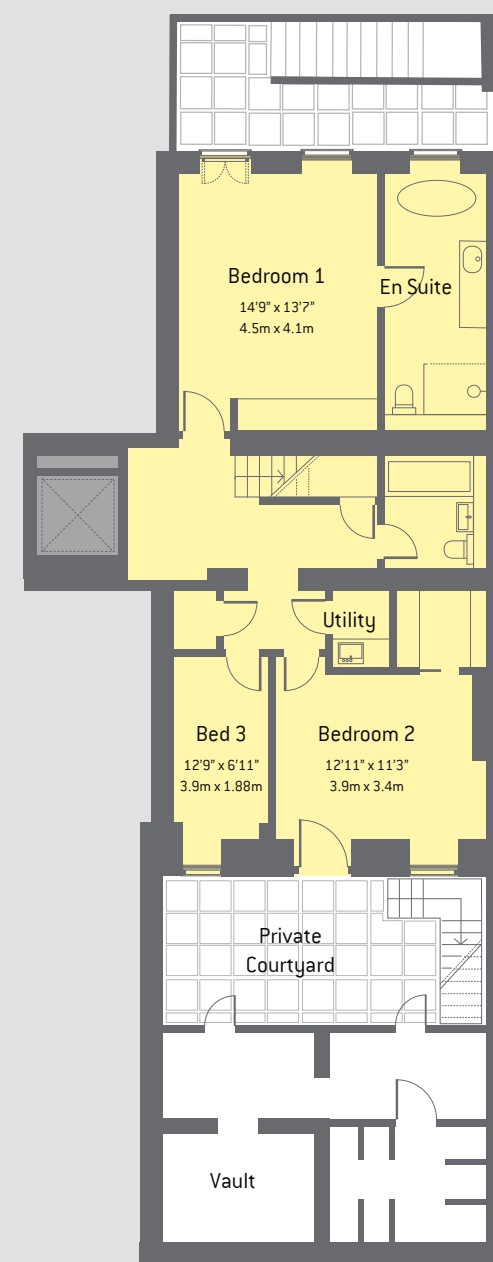
Upper Ground Floor



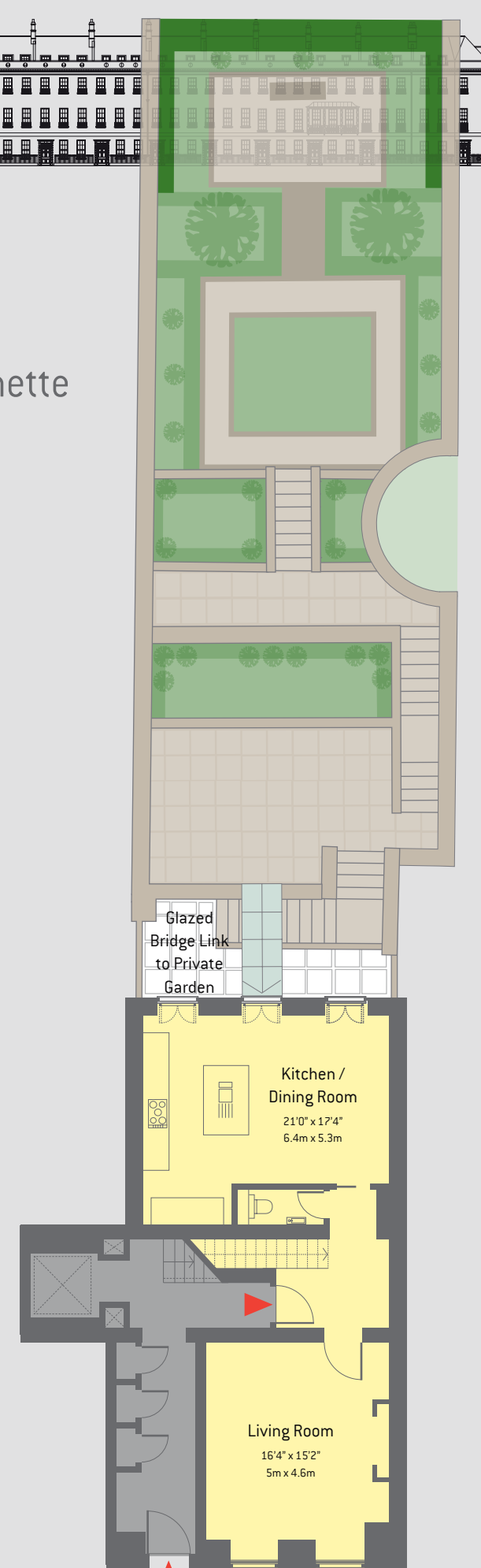
1,638 sq ft - 152 sq m

11

The Garden Maisonette



Lower Ground Floor



Upper Ground Floor



11a

SOLD
The First Floor Lateral Apartment



Mezzanine



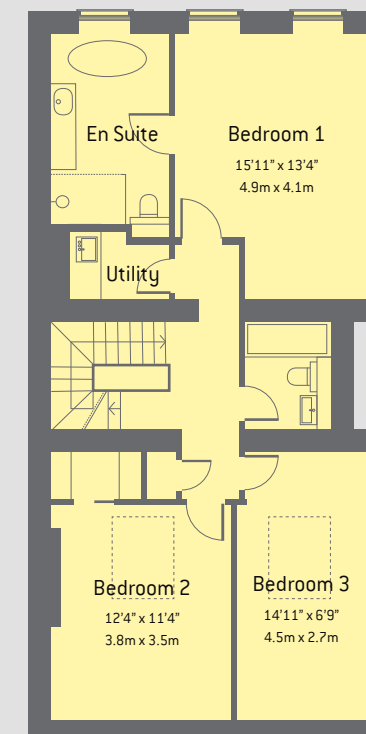
First Floor



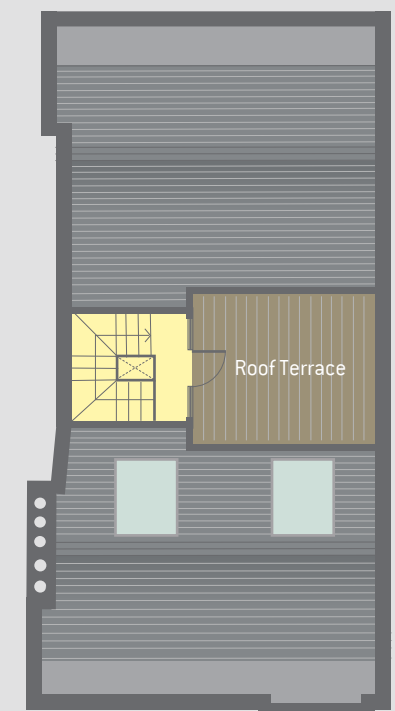
1,722 sq ft - 160 sq m

11b

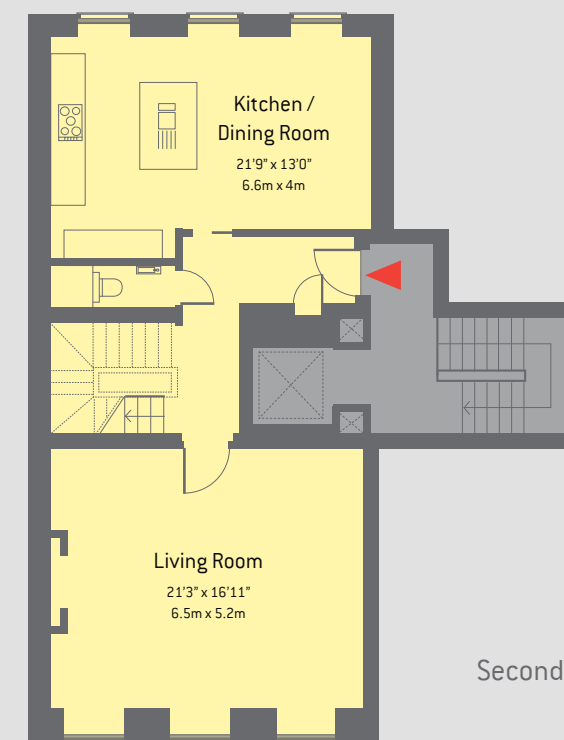
The Upper Maisonette



Third Floor



Roof



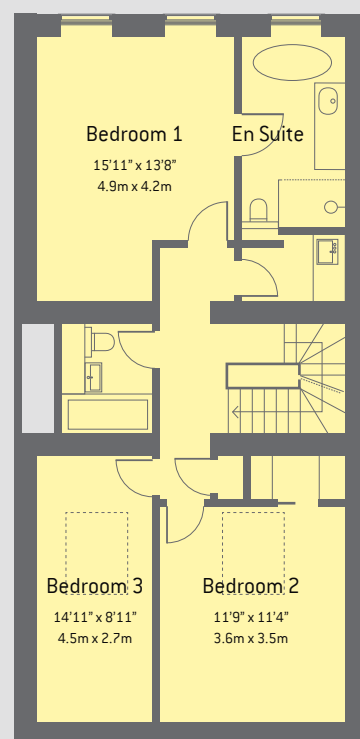
Second Floor



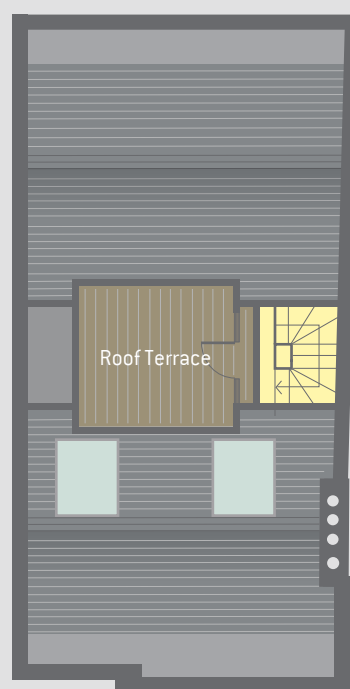
1,756 sq ft - 163 sq m

11c

The Upper Maisonette



Third Floor



Roof



Second Floor

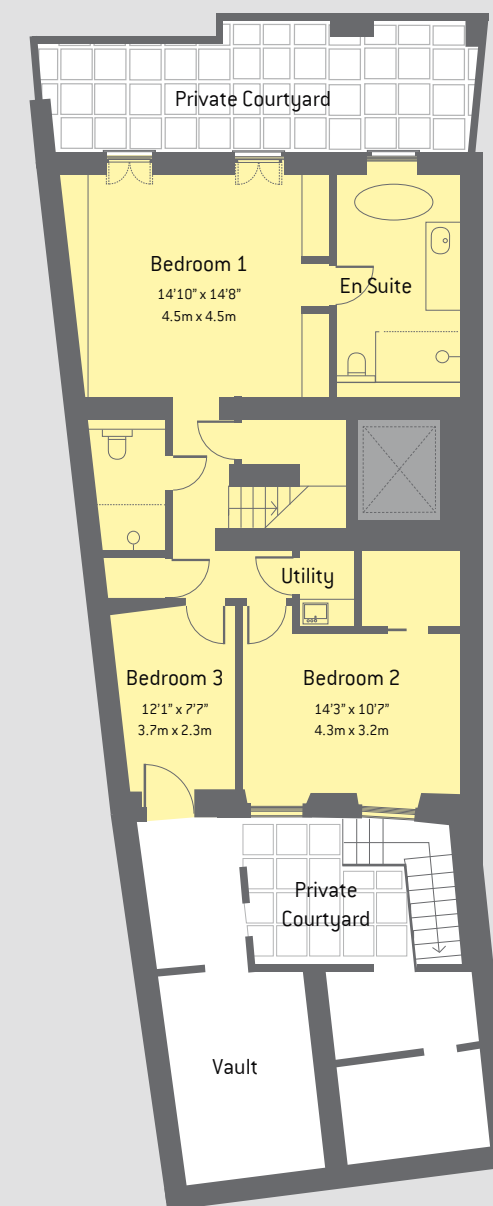


1,841 sq ft - 171 sq m

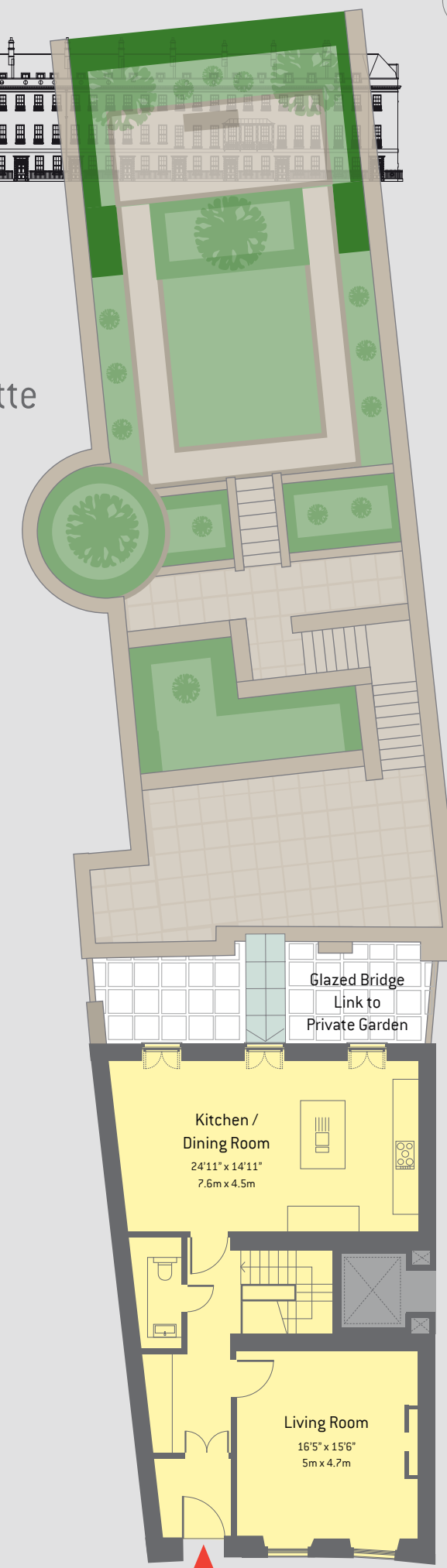
12

RESERVED

The Garden Maisonette



Lower Ground Floor



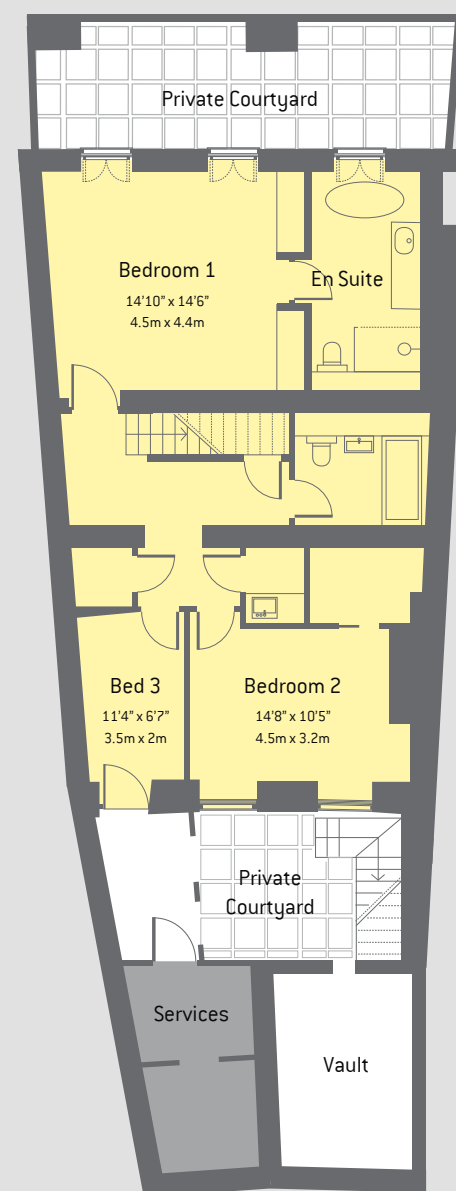
Upper Ground Floor



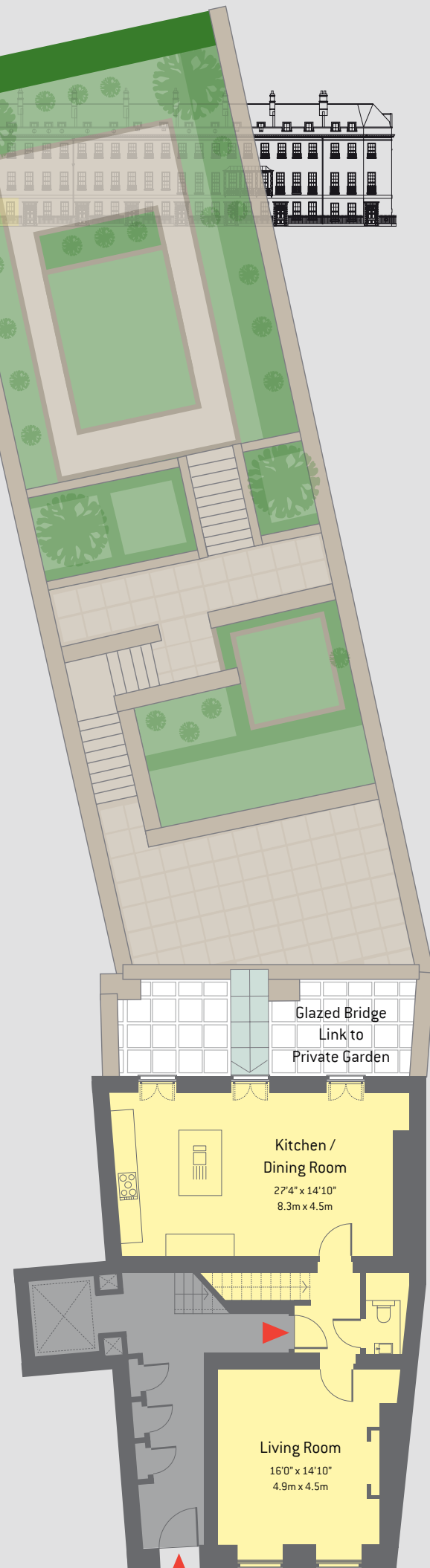
1,638 sq ft - 152 sq m

13

The Garden
Maisonette



Lower Ground Floor



Upper Ground Floor

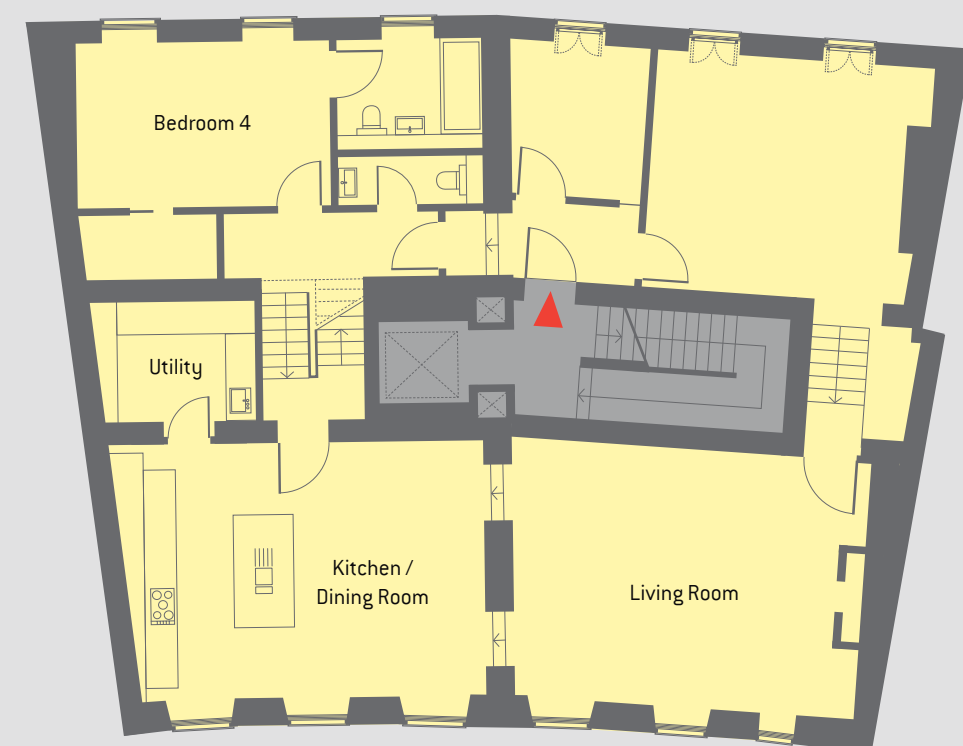


13a

SOLD
The First Floor Lateral Apartment



Mezzanine

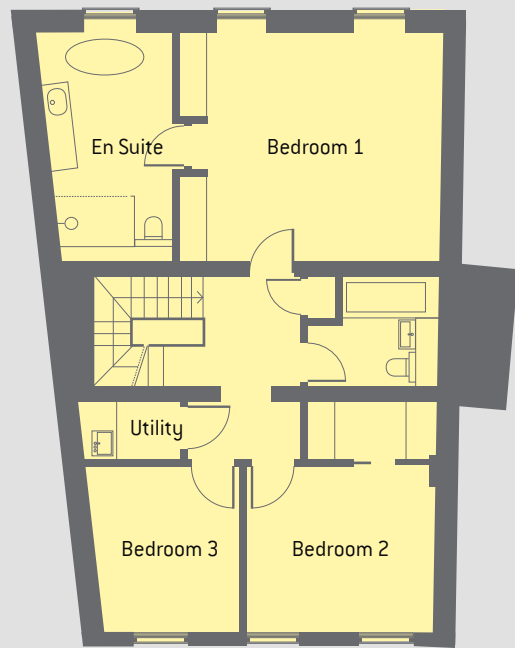


First Floor

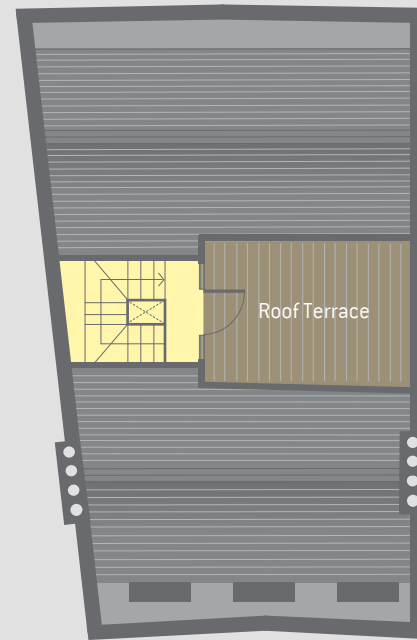


13_b | SOLD

The First Floor Lateral Apartment



Third Floor



Roof

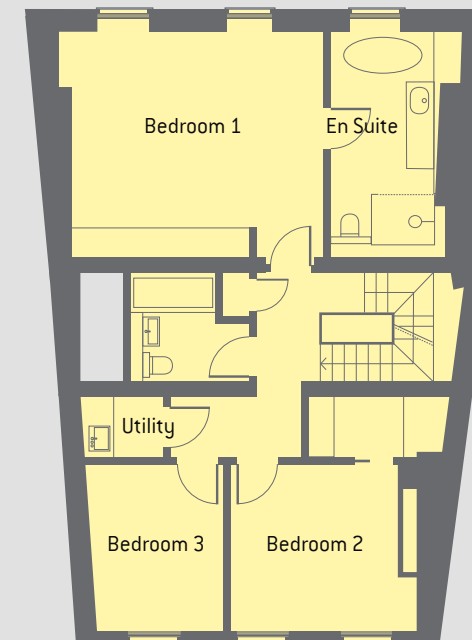


Second Floor

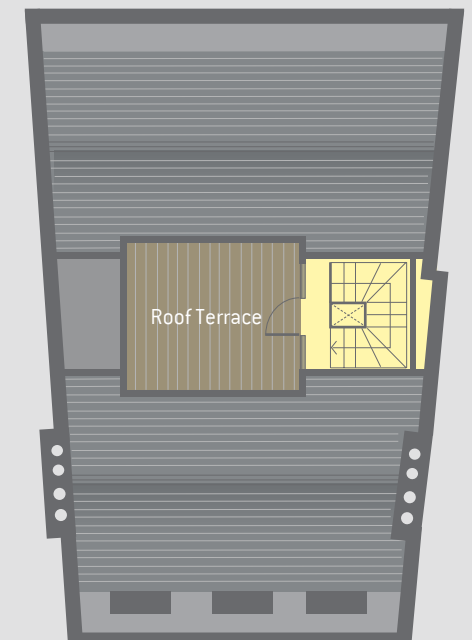


13_c | SOLD

The Upper Maisonette



Third Floor



Roof



Second Floor

Bath is one of the most beautiful cities in the world:
everyone who visits is touched by its inspiring beauty.



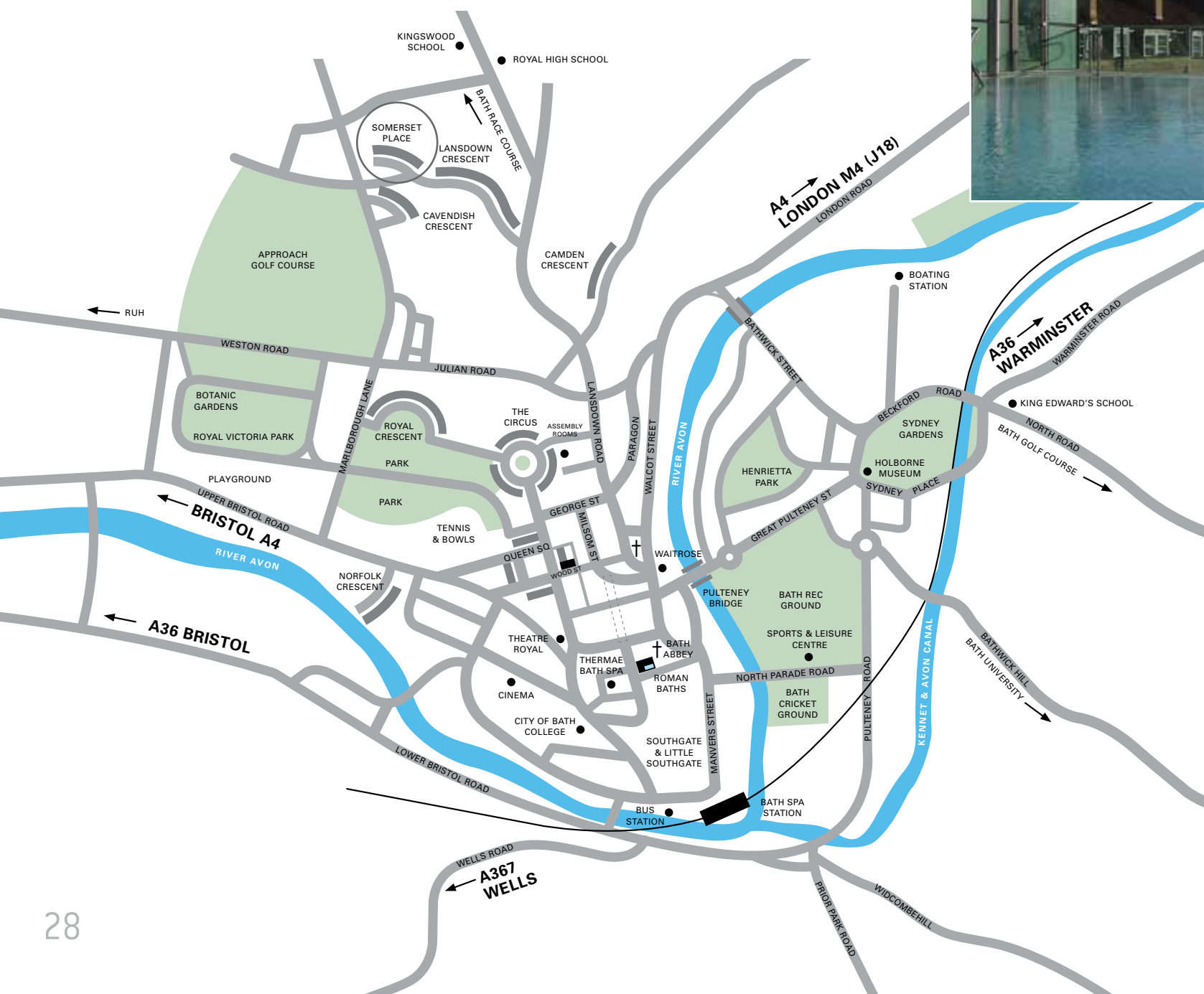
Just a short walk from the heart of Bath, Somerset Place is one of the city's quintet of classic Georgian Crescents: a parade of majestic Grade I listed properties on its own quiet road, and part of the reason for Bath's status as a UNESCO World Heritage Site.

Somerset Place is ideally placed for easy access into Bath city centre which offers a wonderful range of chain and independent shopping, a fine selection of restaurants, cafes and wine bars along with many cultural activities which include a well respected music and literary festival, the newly refurbished One Royal Crescent, the Holburne Museum and the Theatre Royal.

Somerset Place is particularly well placed for easy access to a triangle of excellent schools which include Kingswood School, Royal High School, Prior Park College and King Edwards School. Millfield Schools and Downside are also within easy reach via the nearby A36. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs, and Bath University and Combe Grove Manor Country Club and golf course is on the door step.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The Intercity service is currently undergoing electrification which in 2019 will result in a reduction in journey times to London and the South East.

The M4 motorway junction 18 is approximately 10 miles to the north and Bristol Airport is 18 miles to the west.



THE TEAM



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DEVELOPMENT MANAGER:
FUTURE HERITAGE GROUP - BATH

MASTER PLANNING ARCHITECTS:
ORMS - LONDON
AARON EVANS - BATH

CONSERVATION ARCHITECT:
DONALD INSALL ASSOCIATES

PLANNING CONSULTANT:
TURLEY ASSOCIATES LIMITED

SOLICITORS:
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CONSULTANT ENGINEER:
MANN WILLIAMS - BATH

QUANTITY SURVEYOR:
EDMOND SHIPWAY - BATH

CONTRACT SUPERVISION:
LAZENBURY ASSOCIATES - STROUD

LANDSCAPE HISTORIAN & DESIGN:
NICHOLAS PEARSON ASSOCIATES - BATH

INTERIOR DESIGN:
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ARCHAEOLOGY:
COTSWOLD ARCHAEOLOGY - CIRENCESTER

ACOUSTICS:
ACOUSTIC CONSULTANTS - BRISTOL

ECOLOGY:
EDP - CIRENCESTER

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VAT CONSULTANT:
LANDMARK PT - BATH

DIMENSIONAL SURVEYS:
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MAIN CONTRACTOR:
EMERY BROTHERS - BATH

MARKETING:
SAVILLS - BATH & LONDON

AERIAL PHOTOGRAPHY:
COMMISSION AIR - PETERBOROUGH

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