

4/5 CAVENDISH CRESCENT

BATH, SOMERSET, BA1 2UG



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BATH • SOMERSET • BA1 2UG

*A simply exquisite and refurbished Grade II listed lateral
first floor apartment*

Accommodation

Entrance Hall • Drawing Room • Withdrawing Room/Dining Room • Kitchen/Breakfast
Principal Bedroom with en suite Bathroom • Bedroom 2 • Shower Room • Garden

SAVILLS BATH

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Your attention is drawn to the Important Notice on the last page of the text





SITUATION

Cavendish Crescent sits on the Northern slopes of Bath and benefits from wonderful views across the city. Designed by John Pinch and built between 1817 and 1830, the Crescent originally comprised 11 houses, most of which have now been converted into apartments. It is situated on a high pavement facing south, bordering extensive parkland and a golf course, and there are both rural and urban walks on the doorstep. Cavendish Crescent sits at the upper end of Cavendish Place, just before Park Street and next to St. James's Square where there are cafes, a delicatessen, newsagent, public house and chemist. The Royal Crescent Hotel, with its spa and fine dining, is nearby, along with the wide range of amenities, appealing shops, restaurants, cultural and leisure facilities situated within the World Heritage Site of Bath. There are well regarded schools in both the state and independent sectors, along with 2 universities. Communication links are excellent, with a mainline rail link to London Paddington (journey time approx. 75 minutes) and Bristol Temple Meads (journey time approx. 15 minutes) and junction 18 of the M4 is approximately 10 miles north. Bristol International Airport is approximately 18 miles west.





DESCRIPTION

The first floor apartment at 4-5 Cavendish Place is magnificent, with its green outlook over the Approach Golf Course offering an element of country living in the city, with Bath city centre and all it has to offer approximately three quarters of a mile away. It has been the subject of a full yet sympathetic refurbishment over the last few years and offers a wealth of period features and charm with high end contemporary fittings.

The building is entered at ground floor level into an impressive communal entrance hallway. The apartment is situated on the first floor and is entered via a spacious hall. Due to the property being spread laterally across two buildings, the size is excellent and the accommodation is over one level.

The drawing room has three full-height sash windows from which the most amazing southerly views of Bath and beyond can be enjoyed. There is a gas fire and beautiful timber flooring through the majority of the reception spaces. The drawing room opens through to the withdrawing room/dining room to the rear. There is some beautiful bespoke joinery and a pleasant view to the rear. The kitchen is adjacent and benefits from a range of units with integrated appliances and a breakfast bar. There are two double bedrooms, the principal one having an en suite bathroom. There is a further shower room.

EXTERNALLY

The apartment has the benefit of a private and landscaped garden to the rear. Please note that access is back through the communal hallway at ground floor level. The property has the additional benefit of use of the communal residents garden at the front of the Crescent.

GENERAL REMARKS AND STIPULATIONS

Tenure

Share of freehold.

Services

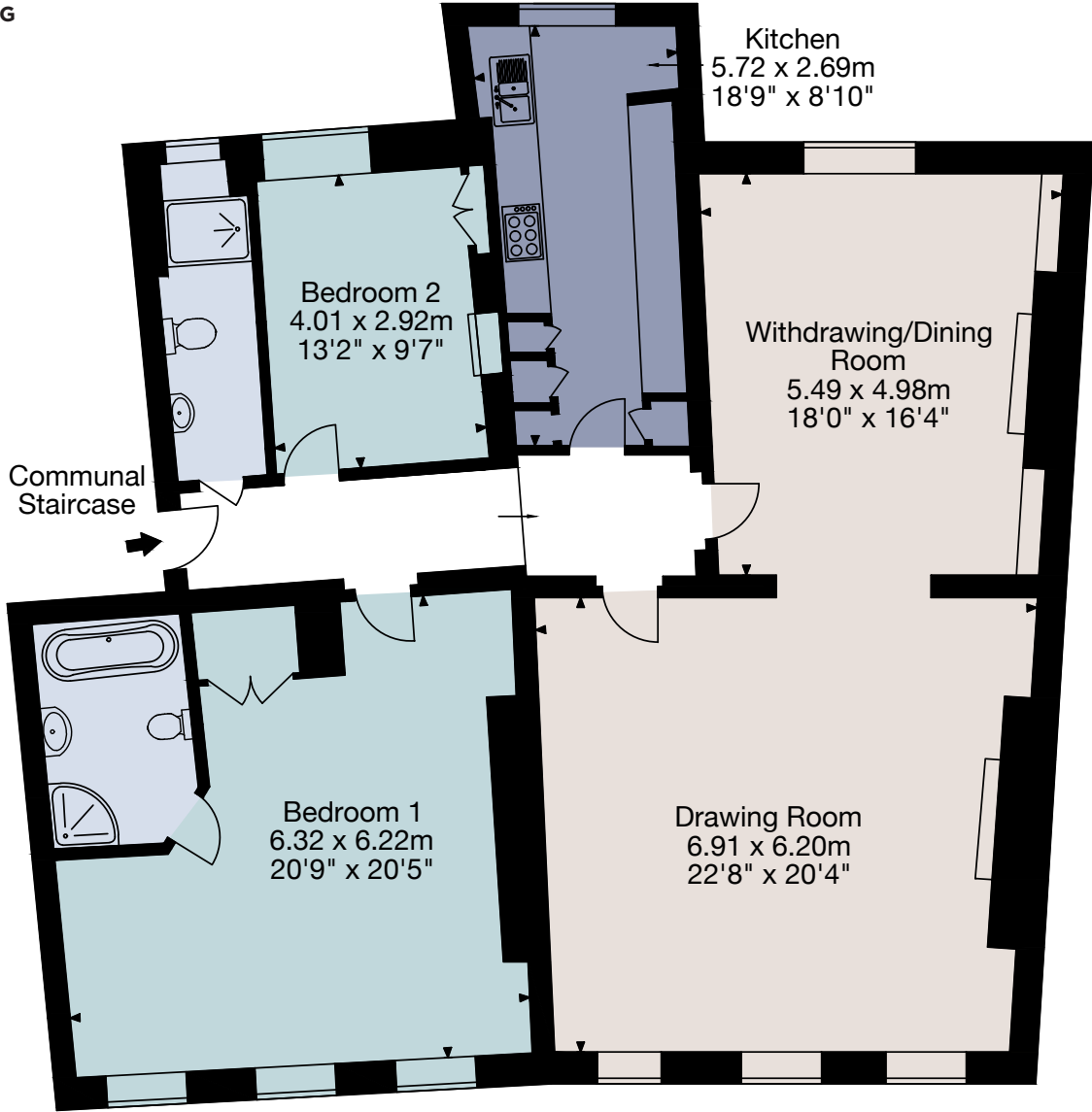
All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath and North East Somerset Council – www.bathnes.gov.uk

4 Cavendish Crescent, Bath BA1 2UG
Gross Internal Area (Approx)
Main House 158 sq m/1,696 sq ft



First Floor

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