

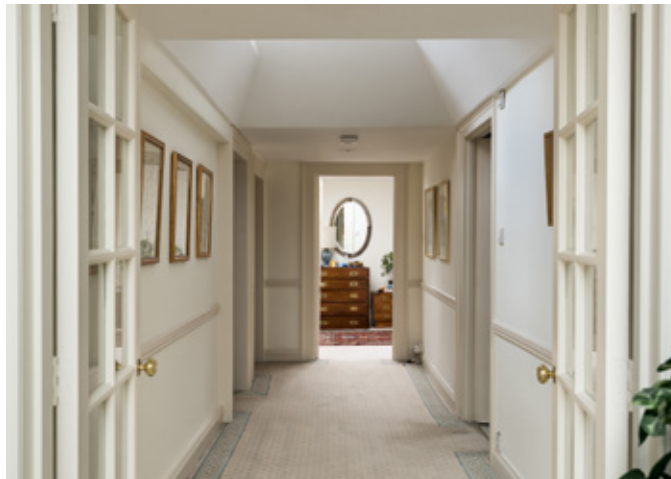


A stunning top floor lateral apartment

The Penthouse Apartment, 27/28 Royal Crescent, Bath, BA1 2LT







Communal reception hall • Entrance hall • Shower/ cloakroom • Sitting room • Dining room • Study • Kitchen / breakfast room • Principal bedroom with en suite bathroom Two further bedrooms • Main bathroom • Private communal gardens • Grade I listed

Description

The Penthouse Apartment at 27/28 Royal Crescent is a stunning top floor apartment with superb lateral accommodation, that extends across two Grade I listed buildings. The property is set within the most exclusive address in Bath and arguably one of the most prominent provincial locations within the UK.

The apartment has spacious and well-planned accommodation, that enjoys a good deal of light owing to the several skylights in the hallway, and great views to the front and rear. The apartment is approached through a grand communal reception hall. Stairs lead to the upper floor.

There is a welcoming entrance hall that in turn gives access to each of the main rooms. There is a very comfortable sitting room with a bay window from which superb views towards Sion Hill can be enjoyed. There is a separate study and a dining room at the front providing a third reception room, which in itself is very rare. The kitchen/ breakfast room is fitted with a range of matching units incorporating fitted appliances. There is a principal bedroom with en suite bathroom, two further bedrooms and a bathroom. In addition there is a third shower room and WC.

Residents of the Royal Crescent have exclusive use of the crescent lawns that are situated at the front of this stunning architectural landmark.

The Royal Crescent

The Royal Crescent, one of Bath's most iconic landmarks, was built between 1767 and 1775 and designed by John Wood the Younger.

This impressive landmark is arranged around a perfect lawn overlooking Royal Victoria Park and forms a sweeping crescent of 30 Grade I listed terrace houses. It is without doubt one of the greatest examples of Georgian architecture anywhere in the UK.

The 500-foot-long crescent has an impressive ha-ha, which was designed to keep grazing animals out of the more formal areas of the garden. Many notable people have either lived or stayed in the Royal Crescent since it was built, and some are commemorated on special plaques attached to the relevant buildings.

Today, The Royal Crescent is home to the five-star hotel The Royal Crescent Hotel & Spa, a luxurious haven of elegance and tranquillity, a museum of Georgian life at No. 1 Royal Crescent, and private housing.

Situation

The Royal Crescent is famous the world over and is situated in the heart of the city of Bath. Bath is a World Heritage site famed for its Georgian architecture and Roman heritage. The city enjoys a wealth of cultural, sports, entertainment and recreational facilities as well as excellent communication links. The M4 junction 18 is approximately 10 miles distant and there is a mainline rail link to London Paddington from Bath Spa station (journey time from 75 mins). Bristol International Airport is approximately 18.6 miles away. There are five independent schools in the city as well as an excellent choice in the state sector. Bath also has two universities.

General Remarks and Stipulations**Tenure**

Leasehold – 999 years from 4 April 1975.

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.

Viewing

Strictly by appointment with Savills.

Agents Note

There is the possibility to purchase a nearby secure parking space by separate negotiation.







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