



SECOND FLOOR APARTMENT

7-8 CAVENDISH PLACE

savills

A RARE OPPORTUNITY TO ACQUIRE A THREE BEDROOM LATERAL APARTMENT PRESENTED TO THE HIGHEST OF STANDARDS

SECOND FLOOR APARTMENT, 7-8 CAVENDISH PLACE, BATH, BA1 2UB

Entrance Hall ♦ Sitting/Dining Room ♦ Kitchen/Breakfast
Room ♦ 3 Bedrooms ♦ Bathroom

Communal Gardens ♦ Stunning views over the Approach
Golf Course

Description

The second floor apartment at 7-8 Cavendish Place is a substantial three bedroom Grade I listed lateral apartment in one of Bath's premium residential addresses.

The current owners have refurbished the property to exacting standards and have enhanced the light and airy space, all focussed around the stunning views over the Approach Golf Course to the front and Park Street to the rear.

The apartment is entered into an excellent size hallway, with space for a study area if needed. The kitchen/breakfast room has an elegant range of white base and wall units with a range of integrated appliances.

The spacious sitting/dining room is of particular note and has views through three sash windows as well as an attractive fireplace flanked by recessed shelving.

There are three double bedrooms and a beautiful family bathroom. The master bedroom has the benefit of a walk in wardrobe.

Outside

There are communal gardens which have recently been landscaped.



Situation

Cavendish Place is a beautiful and much favoured terrace of 13 Grade I listed townhouses, just beyond the Royal Crescent and the Circus, adjacent and overlooking the Approach Golf Course, Royal Victoria Park and the surrounding area. Nearby are local shops, bus services and the city centre with its many facilities and amenities.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time from 85 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north.

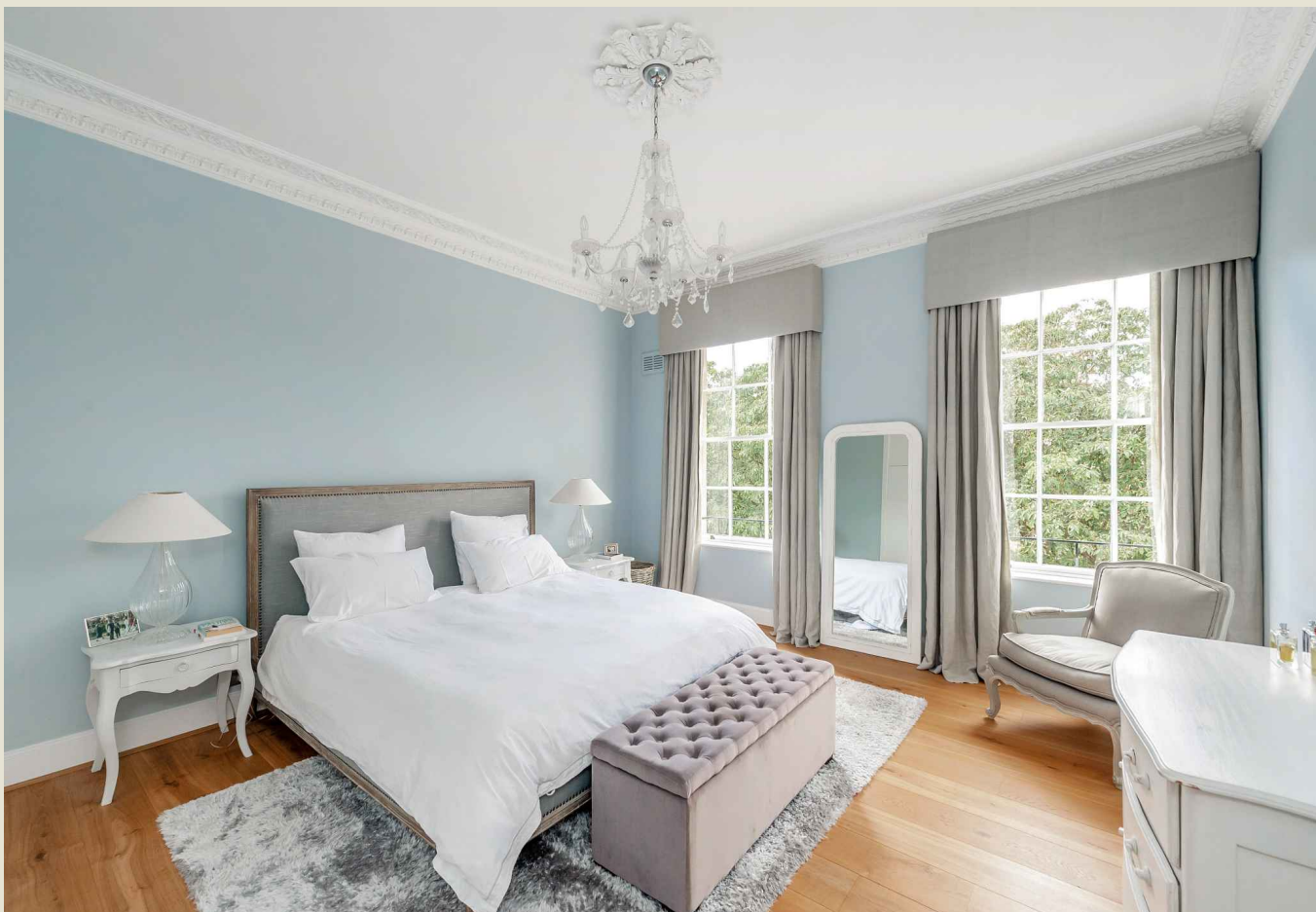
General Remarks and Stipulations

Tenure Leasehold and a share of freehold.

Services All mains services are connected to the property. 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 & North East Somerset Council

Viewings Strictly by appointment with Savills.



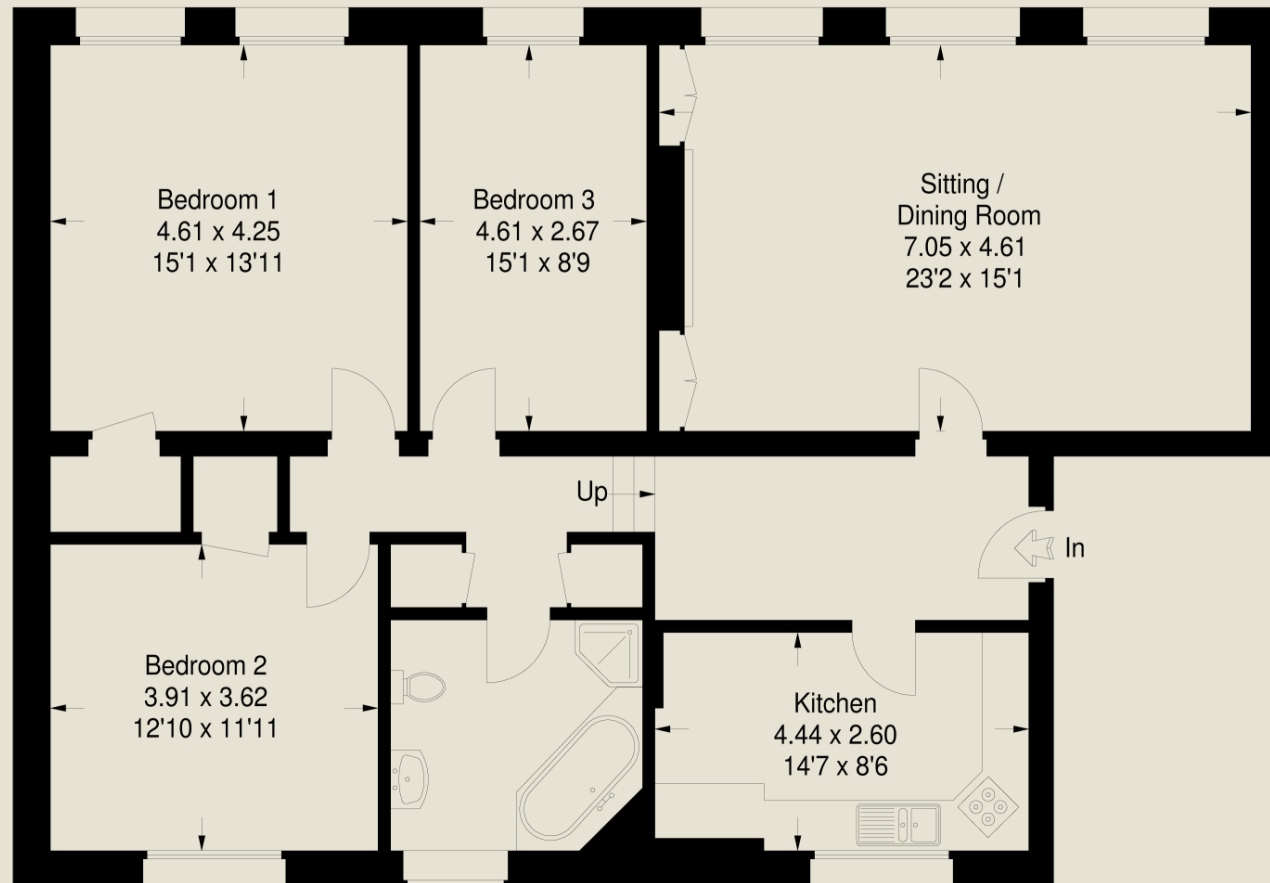
Cavendish Place, Bath, BA1

Gross internal area (approx) =

124 sq m / 1335 sq ft

For identification only. Not to scale.

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Savills Bath
Edgar House 17 George Street,
Bath, BA1 2EN
bath@savills.com

01225 474 500

savills.co.uk

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