



THE COURTYARD APARTMENT

2 ROYAL CRESCENT

savills

A BEAUTIFULLY PRESENTED TWO
BEDROOM GARDEN APARTMENT IN
THE HIGHLY RENOWNED ROYAL
CRESCENT WITH THE ADDED
BENEFIT OF A GARAGE.

THE COURTYARD APARTMENT, 2 ROYAL
CRESCENT, BATH, BA1 2LR

Entrance hall ♦ sitting room ♦ kitchen ♦ dining room ♦ 2
double bedrooms (one with cloakroom) ♦ bathroom ♦ utility
room ♦ study area

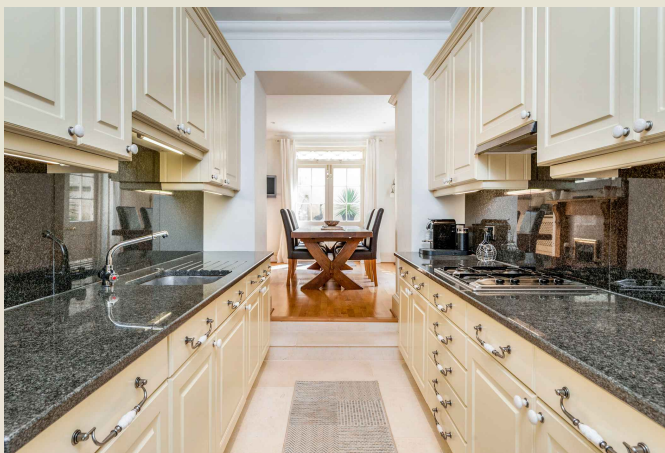
Front and rear garden ♦ garage

Description

2 Royal Crescent underwent a conversion in the early 2000's in a contemporary style and providing five, two bedroom apartments. The Courtyard Apartment at 2 Royal Crescent is a very special and very well presented apartment in this iconic location.

The property has high quality fittings throughout including Villeroy and Boch bathroom fittings, superb kitchen fitments with Kupperbush appliances, granite worktops and natural stone flooring. The apartment can be entered in three separate ways making it incredibly accessible for an occupier. There is access via stairs from the street into the front courtyard, via the communal entrance hall and, a rarity with properties in Bath, through the garage to the rear garden and in turn to the apartment.

Entering the property from the communal hallway you are greeted by a useful lobby with space for hanging coats. This leads through to a hallway with a further coats cupboard. The sitting room is at the front of the property with two sash windows with window seats providing a pleasant view to the front courtyard. As an added benefit for an apartment, is a study area adjacent to the sitting room with access to a private front hallway. To the rear of the property is a kitchen with an extensive range of base and wall units, a variety of built in appliances and a useful larder cupboard. The kitchen opens through to the impressive dining room with two sets of French doors out to the rear courtyard garden. There are two good size double bedrooms both with built in wardrobes and the master has an ensuite cloakroom. In addition, the apartment benefits from a separate utility room and family bathroom.



Externally

The charming west facing front courtyard is a rarity and provides access as well as a wonderful place to sit in the evenings. The rear courtyard is paved and has external lighting, water tap and power along with a raised gravel area and access to the garage. The courtyard is well enclosed with stone walls and provides a good degree of privacy and is also a wonderful area for alfresco dining and entertaining. Residents are privileged to have the use of the large private lawn in front of the Crescent. It is beautifully maintained and perfect for taking exercise or enjoying a summer picnic. The garage has an electric up and over door and light and power.

Situation

The Royal Crescent is Bath's most famous and recognisable Georgian terrace. Begun in 1767 by John Wood, the Younger, the Crescent took eight years to complete and included some of the grandest houses in the city. It is conveniently situated for access to all of Bath's cultural and social amenities. Residents of Royal Crescent are allowed access to the Crescent Lawn, from where the splendour of the unique architecture of the Royal Crescent can be best appreciated. A number of special events have previously been held on the Crescent Lawn including operatic concerts and festivities to celebrate the 2012 Olympics.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time from 90 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 11 miles north.

General Remarks and Stipulations

Tenure

Share of Freehold (Lease expires 31/07/2999)

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

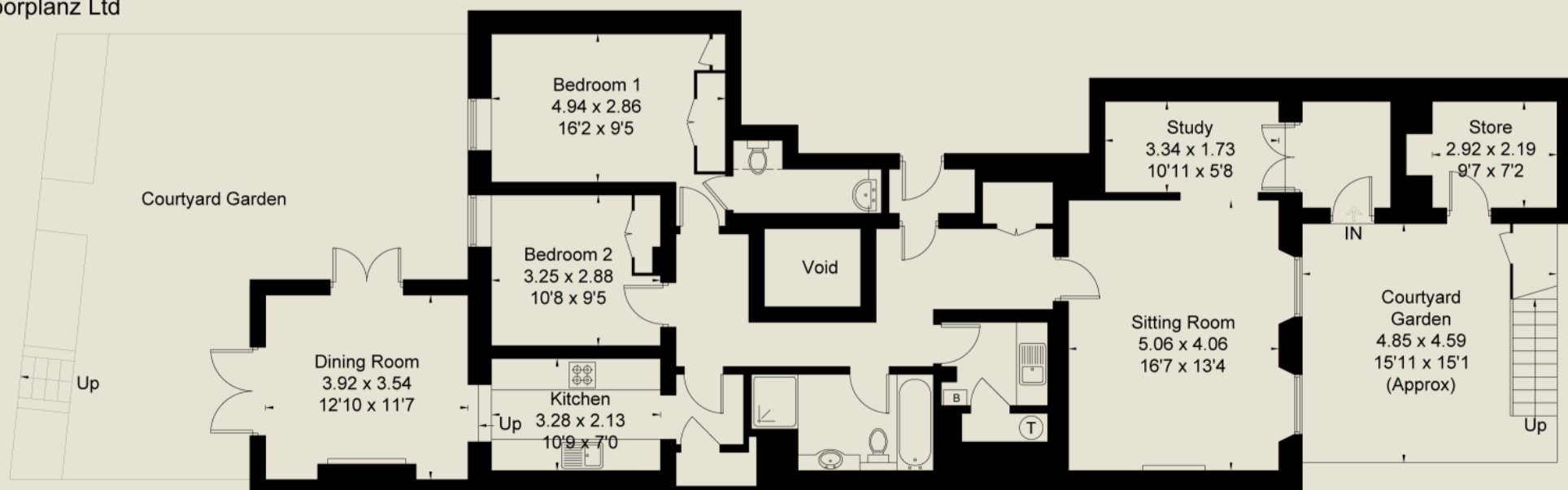
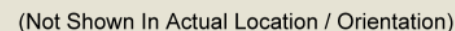
Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

Viewings

Strictly by appointment with Savills.



Gross Internal Area (approx)
Apartment = 125.4 sq m / 1350 sq ft
Garage = 15.8 sq m / 170 sq ft
Store = 5.9 sq m / 63 sq ft
Total = 147.1 sq m / 1583 sq ft
For identification only. Not to scale.
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Lower Ground Floor

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