

# A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT WITH PARKING AND A BALCONY



## FLAT 2, 22 CRESCENT LANE, BATH, BA1 2PX

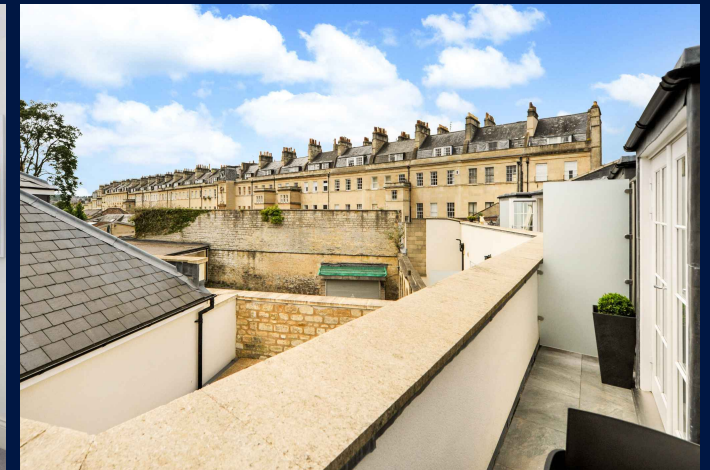
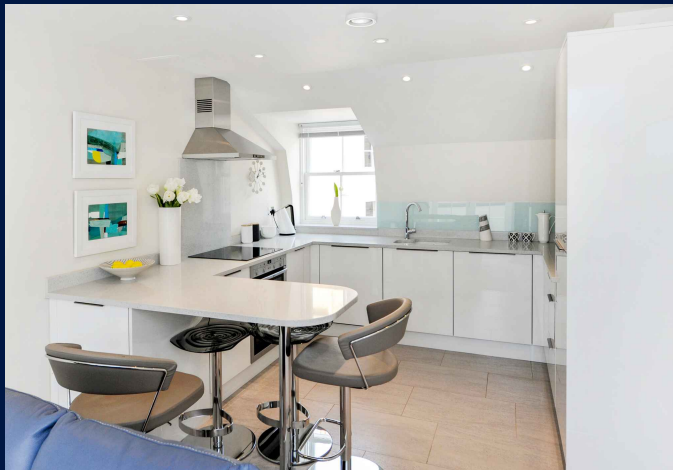
Kitchen/Dining/Sitting Room ♦ Master Bedroom with en suite Shower Room ♦ Double Bedroom ♦ Bathroom

Gated Private Parking ♦ Sun Terrace

This impressive apartment, which has under floor heating throughout, is entered at second floor level into a lovely entrance hall from which all rooms lead. There is a large open plan living and dining room, with a fine double aspect and attractive doors leading to the south facing sun terrace. There is a built in surround sound system. The well-equipped kitchen is to the front and has a comprehensive range of contemporary units cupboards and drawers with granite work surfaces, built in German appliances and attractive ceramic tiled flooring. It has a breakfast bar divide, seating four comfortably.

The generous master bedroom, which has plenty of high quality built-in storage, has a beautiful en suite shower room and also enjoys access to the sun terrace.

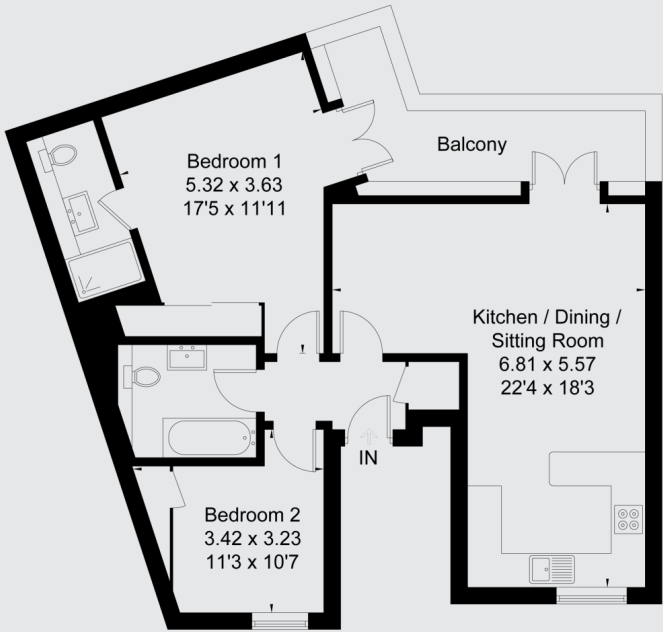
To the front there is a further double bedroom which has an attractive aspect looking towards St James Square. In addition there is a further well-appointed family bathroom.



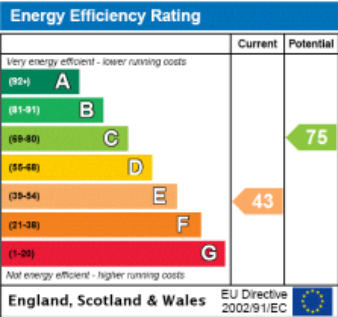
FLOOR PLANS



Flat 2, 22 Crescent Lane, Bath, BA1 2PX  
Gross Internal Area (approx) = 69.2 sq m / 745 sq ft  
For identification only. Not to scale.  
© Floorplanz Ltd



Second Floor



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Externally, there is a generous and secluded south facing paved sun terrace, accessed from both the living room and master bedroom. At ground level, the property benefits from a parking space in a private gated car park, which has the unusual benefit of a circular turntable and electric gates.

Situation

Crescent Lane is a highly sought after residential address located to the rear of the world famous Royal Crescent and close to Royal Victoria Park and the excellent local amenities on Julian Road and St James Square, which include an organic greengrocers, florist, hairdressers, chemist, convenience store and supermarket.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful variety of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown.

There are many good state and independent schools within easy reach, including St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes along with King Edwards Schools, pre prep and junior.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

Tenure: Leasehold

Services : All mains services 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: B&NES

Viewings: Strictly by appointment with Savills

Savills Bath

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

01225 474 500

savills.co.uk

