Apartment 4

8 Marlborough Buildings

savills

A STUNNING TWO STOREY PENTHOUSE APARTMENT WITH ROOF GARDEN AND VIEWS OF THE ROYAL CRESCENT.

Apartment 4, 8 Marlborough Buildings, Bath, BA1 2LX

Reception Hall ◆ Drawing Room ◆ Kitchen ◆ 2 Bedrooms ◆ Bathroom ◆ Separate WC ◆ Roof Garden

Description

Apartment 4, 8 Marlborough Buildings is a magnificent penthouse apartment enjoying uninterrupted views of the world famous Royal Crescent. Arranged over two floors of a Grade II listed townhouse, the accommodation is presented in very good decorative order. Accessed via a communal hallway, stairs lead to the upper level of the building where the accommodation begins on the third floor. There is a spacious entrance hall with a contemporary spiral staircase providing access to the top floor. Of particular note is the superb drawing room, from which there are excellent views of the Royal Crescent and Royal Victoria Park. Three windows across, the drawing room is very well proportioned and offers considerable light. There is a very well appointed kitchen which is fitted with an extensive range of units with marble work surfaces, integrated with modern appliances.

The upper floor provides two double bedrooms, both with access onto an amazing roof garden, with climbing roses and lavender bushes. There is a spacious bathroom and a separate WC.

Situation
Marlborough Buildings is a prime residential area situated adjacent to the iconic Royal Crescent. There is a wide range of local facilities nearby at St James's Square and Margaret's Buildings, including a delicatessen, newsagent, chemist, wine bar and restaurants along with various independent shops. The Approach Golf Course and Royal Victoria Park are also nearby.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. There are well regarded schools in both the independent and state sectors along with two universities. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approximately 10 miles north.

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 & North East Somerset Council

Viewings Strictly by appointment with Savills.

FLOOR PLANS

Approximate IPMS2 Floor Area = 111.8 sq m / 1203 sq ft
Limited Use Area = 9.7 sq m / 104 sq ft
Total = 121.5 sq m / 1307 sq ft
For identification only. Not to scale.
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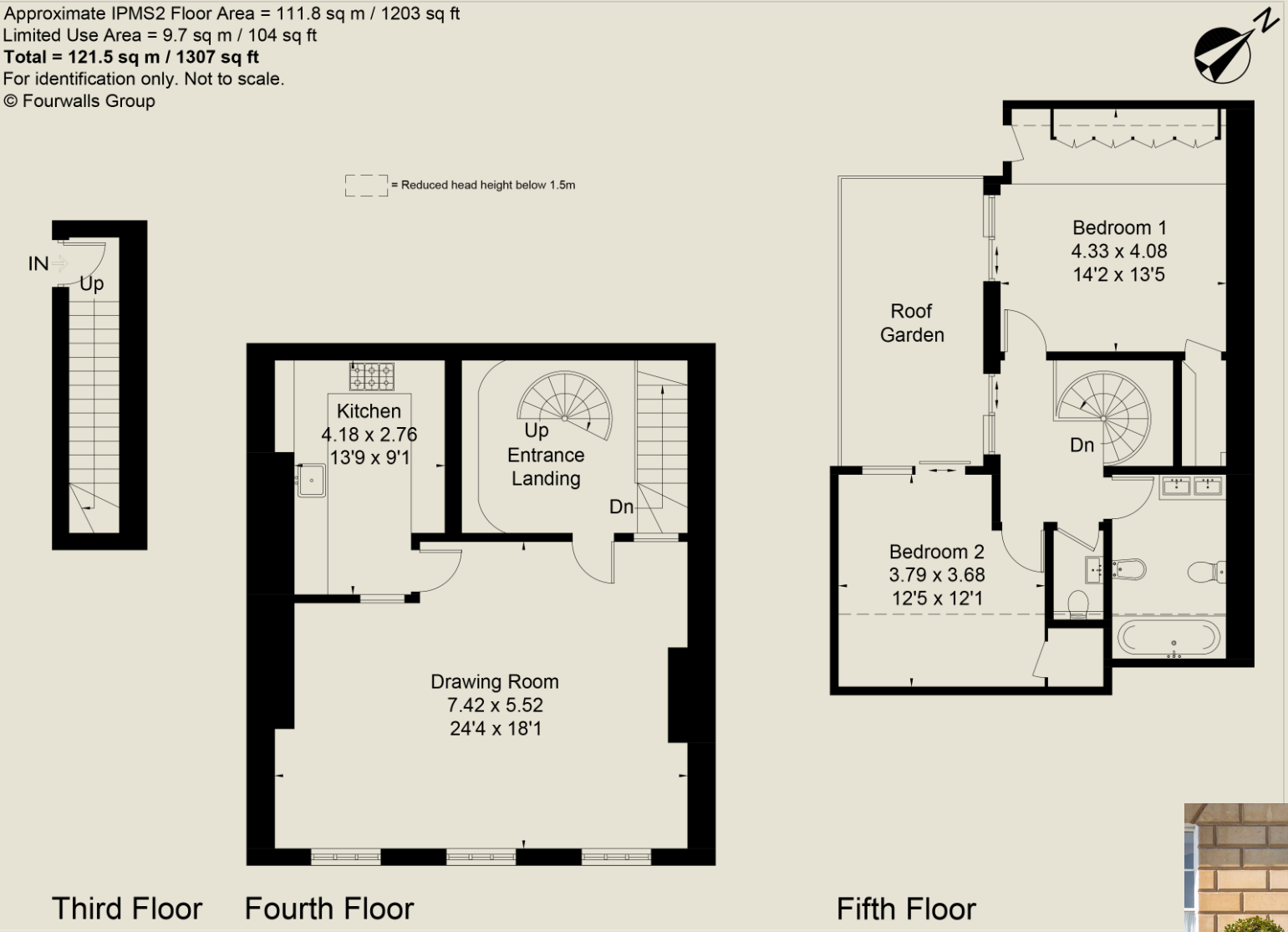

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