



Impressive Grade I listed upper maisonette

Cavendish Place, Bath

Share of Freehold



Entrance hall • drawing/dining room • kitchen • three double bedrooms (one en suite) • study/bedroom four • bathroom • gallery • utility • cloakroom • generous storage facilities • communal gardens.

Description

This apartment has been under its current ownership for an impressive 10 years. It is built as a lateral and vertical conversion spanning across two townhouses, numbers seven and eight. The property boasts generous proportions and superb views within a highly sought after location. Cavendish Place sits on the lower slopes of Lansdown and forms a beautiful row of imposing Grade I listed Georgian townhouses sitting directly opposite the Approach Golf Course. This upper maisonette benefits from commanding views over a parkland type setting, that create light, airy and welcoming accommodation over the two floors.

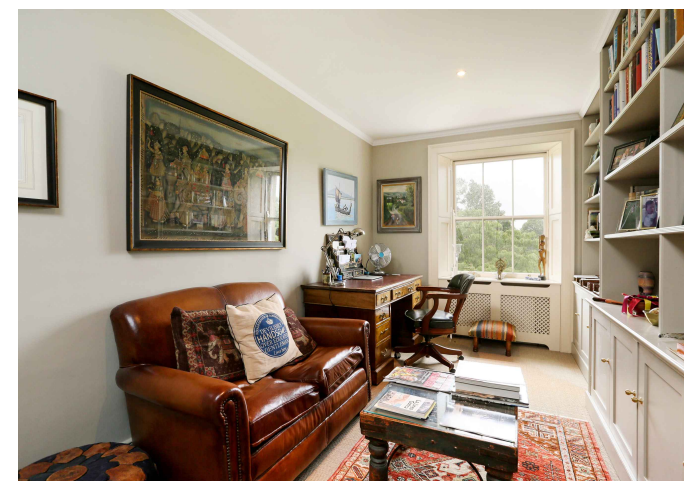
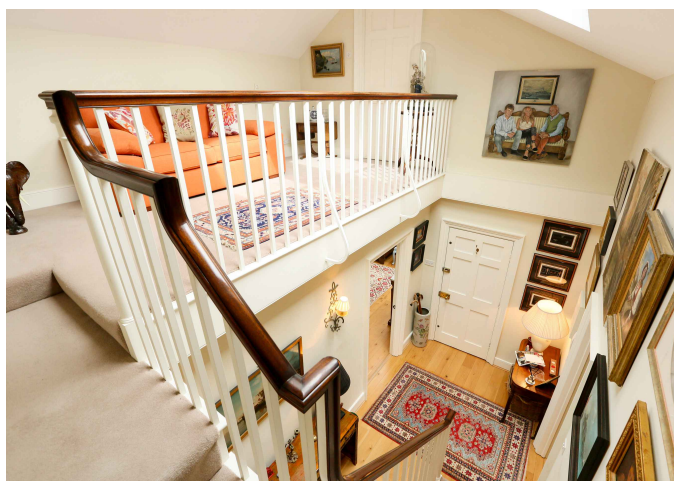
On entering this apartment you are greeted with an open galleried entrance hall, where two large Velux windows give an abundance of natural light. Leading off this is a kitchen which provides a comprehensive range of base and cupboard units, a breakfast bar and integral appliances. The main drawing/dining room is a splendid room with magnificent views through three sash windows.

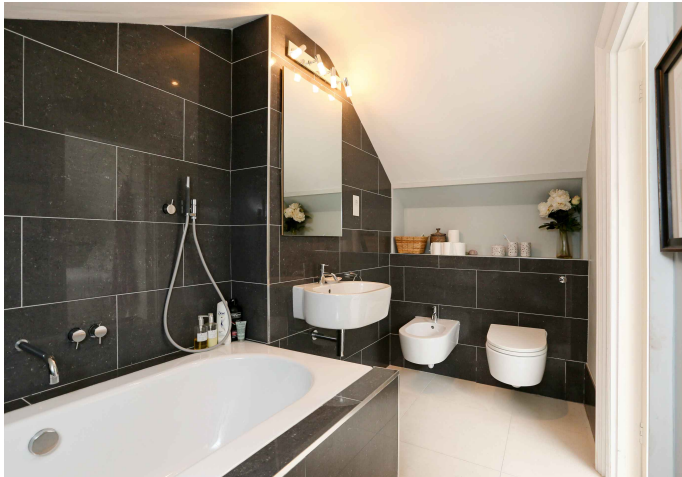
Two steps drop down from the hallway leading to two double bedrooms, a well-appointed family bathroom and a terrific study/bedroom if needed. In addition to the two bathrooms, there is a cloakroom.

Upstairs, the gallery space affords multiple uses. There is the principal double bedroom with en suite. A utility provides further storage.

Outside

There are attractive communal gardens to the rear which are in the process of being further upgraded, offering a lovely outside space.





Location

Cavendish Place is conveniently situated on the lower slopes of Lansdown.

Delightful walks are available in Royal Victoria Park and the Botanical Gardens. A splendid choice of local shops and boutiques can be found in either St. James's Square or Margaret's Buildings whilst a wider selection is available in the city centre along with The Theatre Royal and galleries.

Those of a more sporting inclination will be delighted by The Bath Recreational Ground (the home of Bath Rugby), the nearby Lansdown Race Course and the almost-adjacent Approach Golf Course.

Commuters and weekenders alike will be pleased to note Bath Spa Station is approx. 1.3 miles away on foot offering a direct route to London Paddington (journey time from 75 minutes). Junction 18 of the M4 is located at Tormarton approx. 10 miles north of the city.

A selection of well-regarded local schools including The Royal High School, Kingswood School, King Edwards School are also available.

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.

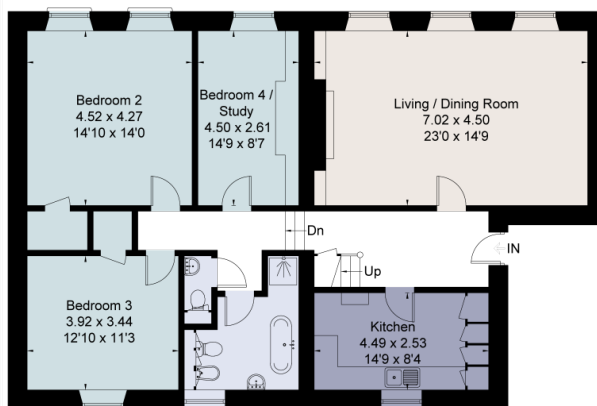
Local Authority

Bath and North East Somerset.

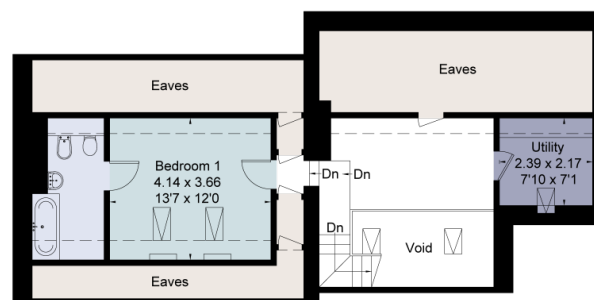
Viewing

Strictly by appointment with Savills.

Approximate Area = 166.8 sq m / 1795 sq ft
Eaves = 34.7 sq m / 374 sq ft
Total = 201.5 sq m / 2169 sq ft
Including Limited Use Area (41.3 sq m / 444 sq ft)
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Third Floor



= Reduced head height below 1.5m

Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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