



Garden maisonette in a Grade I listed crescent

Somerset Place, Bath

Leasehold





Entrance hall • Drawing room • Kitchen/diner • Study/bedroom 3 • Utility room • Lower entrance lobby/boot room • Principal bedroom with en suite bathroom • Bedroom 2 with walk-in wardrobe • Bathroom

Description

This garden maisonette is approximately 2,100 sq ft, stylishly presented and arranged over the ground and lower ground floor of a former Grade I listed townhouse. The townhouse is part of an impressive Georgian Crescent, originally designed and built by John Eveleigh (completed in 1820's) and more recently renovated and redeveloped to provide luxury apartments and townhouse living.

The property is accessed off the high pavement with its own private entrance lobby and entrance hall. The drawing room is to the front and has feature Chesney's fireplace, bespoke book shelves and storage, low voltage lighting sockets and smart lighting system as well as tall ceilings and sash windows to the front elevation.

The kitchen diner to the rear, comes complete with its designer Italian kitchen complemented by integrated appliances, Silstone work surfaces and island unit. There is space for a large dining table and it has French doors that lead out to the rear garden and terrace.

An impressive contemporary oak staircase leads down to the bedrooms on the lower ground floor, where there is a large under stairs storage cupboard. The principal bedroom suite comprises a bedroom with access to the private rear lower terrace, stylish integrated cupboards and access to a luxury en suite. The en suite bath/shower room has a sculpted bath, walk-in shower, vanity wash hand basin, chrome heated towel rail and separate W.C with vanity screening. There is a guest bedroom with walk-in dressing room and a study/bedroom 3 with direct access to the boot room and vaults. Additionally there is a utility cupboard with space and provision for a washer/dryer, cupboards and wash hand basin.

Outside

The apartment benefits from an impressive landscaped garden to the rear, which can be accessed off the kitchen/diner via a walkway to a paved patio area. There are steps up and a pathway that leads through the different terraced sections to the garage.



The gardens have been well thought out and sensibly designed to combine tastefully planted flower borders, level lawn, paved seating area and specimen shrubs all enclosed by robust rubble stone walls with dressed cap stones. There are steps to the single garage, which has power and lighting as well as an electric up and over door. The garage is approached off Somerset Lane via electric in and out gates. There is also a hard standing in front of the garage as well as a communal water supply. Additionally there is access to and the use of the front residents garden, which offers a parkland setting, meandering pathways, specimen trees and plenty of green open space safely enclosed with ornate iron railings.

Situation

Somerset Place is an elegant Grade I Listed Georgian crescent close to Bath city centre. Many local amenities are provided in nearby St. James's are, Margaret's Buildings and Brock Street that offer a variety of shops including a café, newsagent, chemist, florist and deli, along with art galleries and restaurants.

Royal Victoria Park is also nearby; with a celebrated children's play area, botanical gardens and wide open spaces, it is very popular with families and dog walkers.

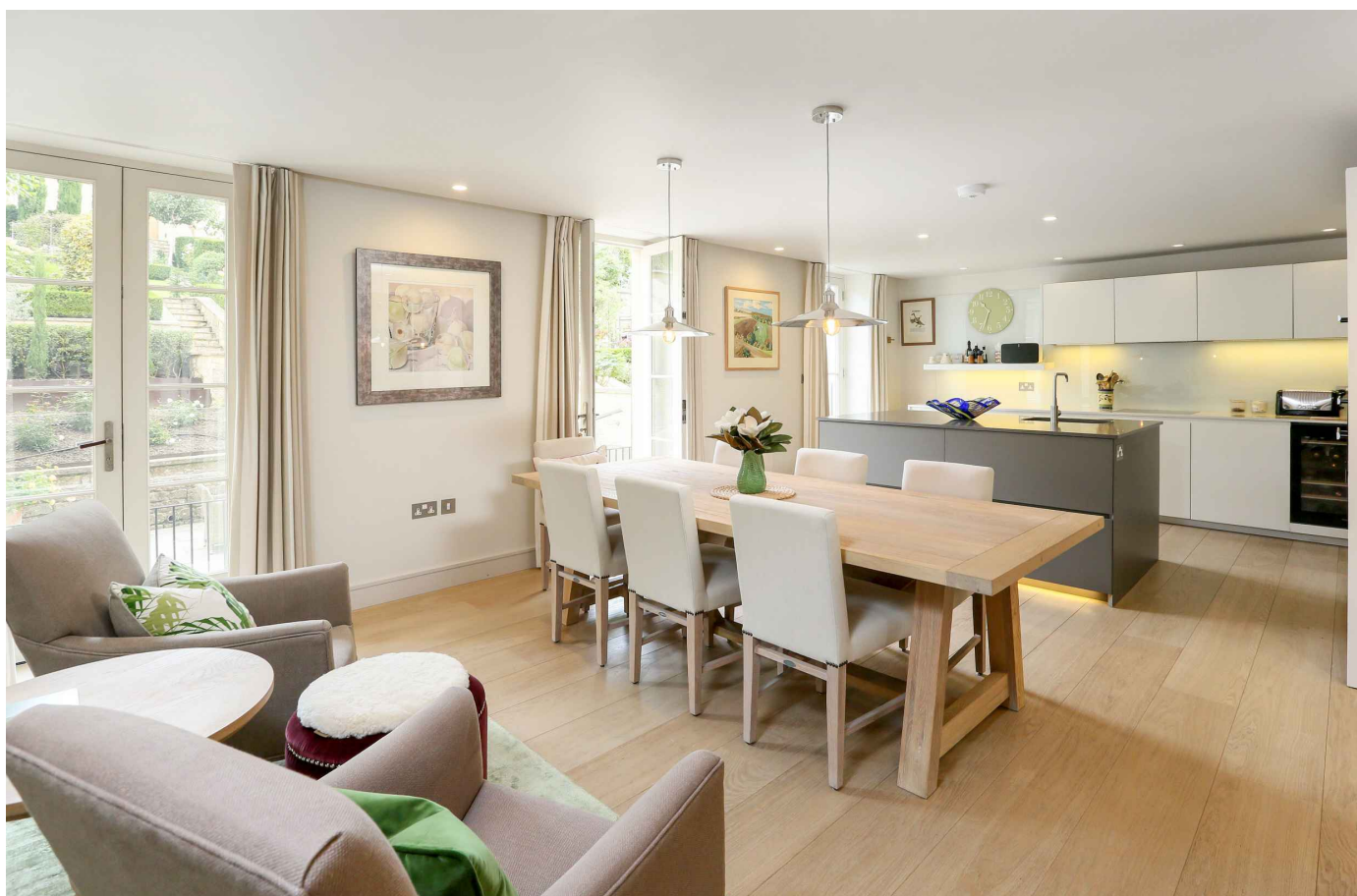
The city of Bath is a World Heritage site famous for its Roman origins and Georgian architecture that provides a full range of sporting, leisure, business, shopping and dining facilities, along with very well-regarded schools in both the private and state sectors. Nearby schools include the Royal High, Kingswood, King Edwards Pre Prep and St. Stephen's Primary. Other schools within the city are King Edwards, The Paragon, Prior Park College and Monkton Combe, along with two universities.

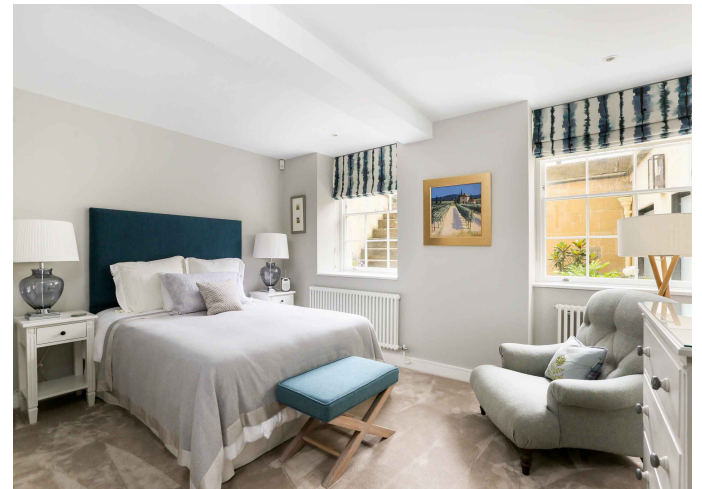
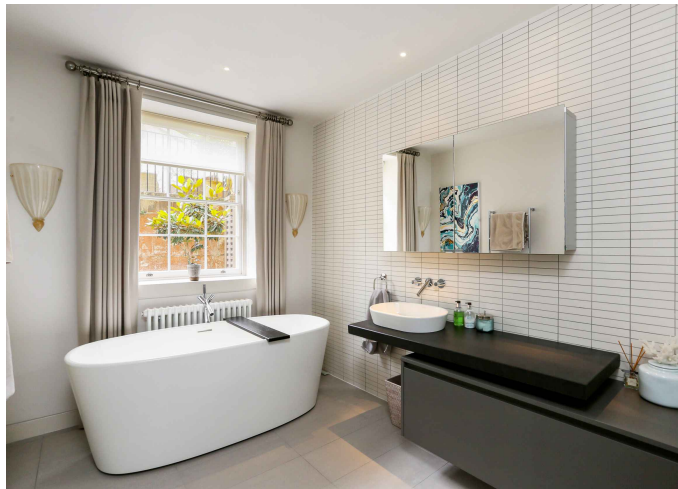
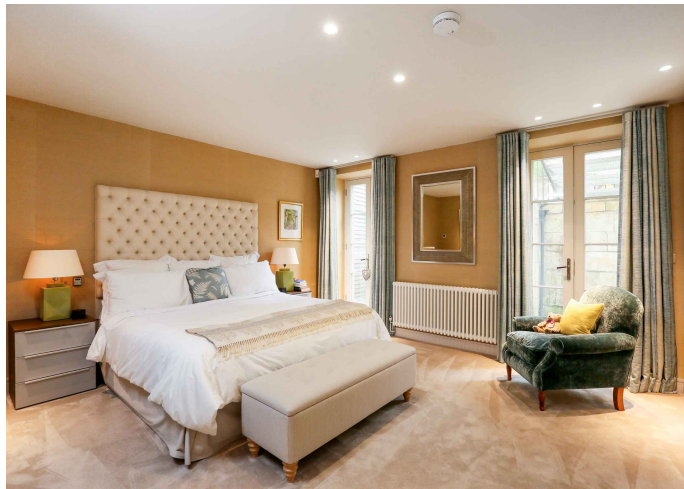
Tenure: Leasehold maisonette and separate freehold garage.

Services: All mains services connected. Heatmizer remote heating (underfloor and radiators). Remote lighting systems. Cat 6 network system.

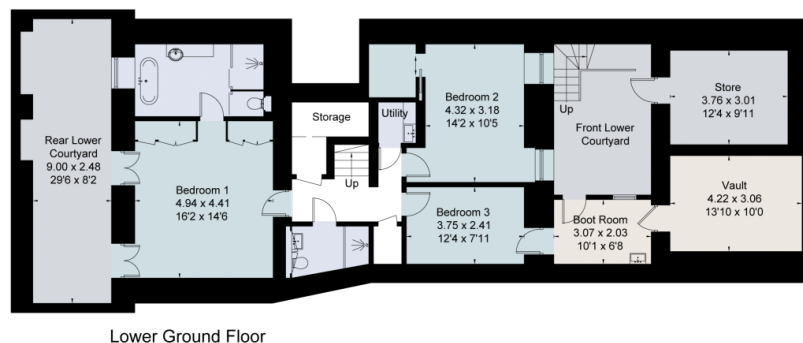
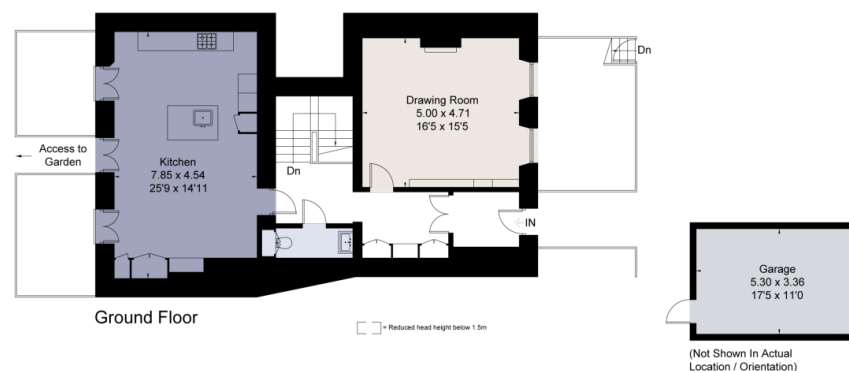
Local Authority: Bath & North East Somerset Council

Viewings: Strictly by appointment with Savills.





Approximate Area = 196 sq m / 2110 sq ft
Garage = 17.8 sq m / 191 sq ft
Store = 11.6 sq m / 125 sq ft
Total = 225.4 sq m / 2426 sq ft (Including Vault / Excluding Courtyard)
Including Limited Use Area (2.7 sq m / 29 sq ft)
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