

whiteley helyar



1,270 ft²



2 bedrooms



bathroom &
separate cloakroom



permit parking

Guide Price £475,000

Courtyard apartment, 10a Cavendish Crescent, Bath, BA1 2UG

A spacious and nicely arranged two bedroom courtyard apartment forming part of this highly sought after crescent benefitting from private courtyard gardens to the front and rear as well as use of gated communal gardens.

ACCOMMODATION

entrance porch
utility room and two vaults
sitting room feature fireplace
reception hall/dining room

kitchen
two bedrooms
bathroom
separate cloakroom

EXTERNALLY

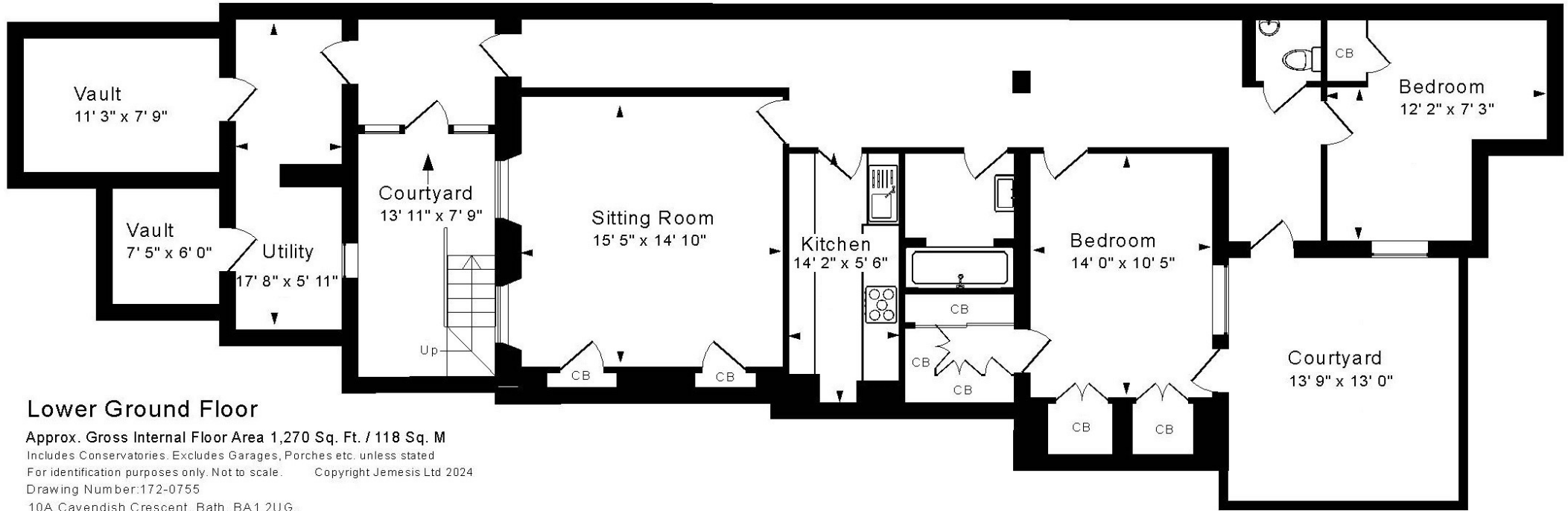
The property benefits from enclosed courtyard gardens to the front and rear, both flagstone paved and planted with an array of flowers and shrubs with the rear garden providing great private space for entertaining and alfresco dining. In addition to the private gardens there are also well maintained gated communal gardens to the front of the crescent mainly laid to lawn planted with flowers shrubs and trees to borders.

LOCATION

Cavendish Crescent occupies a highly select and sought after location, next to the High Common and Royal Victoria Park. The various shops and amenities in St James Square are closeby, with the countless facilities in the centre of Bath just a short walk beyond. Wonderful walks along the Cotswold Way are close at hand, whilst easy access to the M4 is available without having to cross the city.







Lower Ground Floor

Approx. Gross Internal Floor Area 1,270 Sq. Ft. / 118 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
 Drawing Number: 172-0755
 10A Cavendish Crescent, Bath, BA1 2UG.

Leasehold – 999 years from 25th March 1980
Ground Rent - £15.00 per annum
Building insurance share - £346.20 per annum
Communal Gardens - £80 per annum
Council Tax Band = 'C' £1,872.94

