

# whiteley helyar



1086 ft<sup>2</sup>



2 bedrooms



2 bath/shower  
rooms



resident's  
permit-  
parking

Guide Price                      £525,000

3A Cavendish Crescent, Bath, BA1 2UG

A beautifully renovated, two double bedroom two bathroom, courtyard apartment in one of the city's iconic crescents, offered with no onward chain. The private entrance opens to the wonderfully light reception room, with original sash windows, archway to the stylish kitchen and a cleverly concealed study area. A central hallway, with three good size storage cupboards, then leads to the other rooms in the apartment.

### ACCOMMODATION

Impressive sitting/dining room  
Contemporary fitted kitchen open plan to the reception room  
Principal bedroom overlooking the courtyard garden with en-suite shower room  
Further double bedroom with vaulted ceiling  
Modern bathroom with roll-top bath  
Vaults in original condition

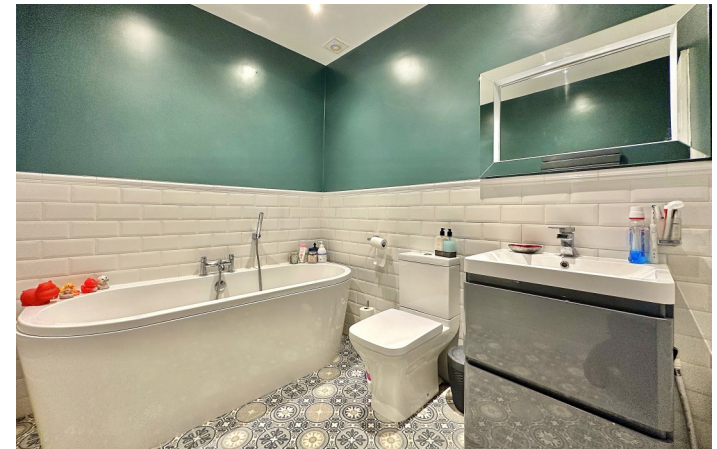
### EXTERNALLY

Once through the iron gate at pavement level, steps descend to the flagstone paved front courtyard, which is pleasantly planted with mature shrubs, and has space for a bistro set. The rear courtyard again is flanked by shrubs, is laid to gravel, and provides a very tranquil space to dine entertain outside. The apartment also has the unconverted vaults under the pavement, and has use of the gated communal gardens to the front of the crescent.

### 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 close by, 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcasessments.co.uk

Total Area: 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup>

