



25 BELGRAVE CRESCENT
Bath

Carter Jonas

25 BELGRAVE CRESCENT, BATH, SOMERSET, BA1 5JU

Entrance Hall • Kitchen/Dining/Living Room • Sitting Room • Four Double Bedrooms • Utility Room/Store • Bathroom • Shower Room • Cloakroom • Front Courtyard • Rear Garden
EPC rating E

DESCRIPTION

Set in the centre of this tucked away crescent in the heart of the city, on the lower northern slopes of Bath, this stunning Victorian property boasts spacious and light accommodation across four floors.

The kitchen/dining room is open to the living room which also takes in the views. On the floor above there is also a separate sitting room, above this there are two double bedrooms and bathroom with a separate half landing cloakroom. The fourth bedroom lies on the lower ground floor which looks out onto the garden. There is also a shower room/WC.

The southerly aspect to the rear enjoys panoramic views over Bath. At the rear of the property is a lovely large southerly facing garden, again enjoying the lovely views to the hills beyond.

SITUATION

This is a very desirable position in the sought after Camden area, being set in the middle of this tucked away crescent, a quiet corner of Bath offering good access to the centre of the city. Bath is one of only three UK World Heritage Cities and enjoys international claim for its fine classical architecture and Roman heritage. The city offers a wide variety of restaurants and shops and is home to an international music festival each spring, excellent schools within walking distance to include St. Stevens Primary School, Kingswood School and the Royal High School.

A WELL PRESENTED FOUR STOREY TOWN HOUSE IN A DESIRABLE POSITION WITH FANTASTIC 180 DEGREE VIEWS ACROSS BATH. IT HAS VERSATILE ACCOMMODATION WITH PERIOD FEATURES, CURRENTLY ARRANGED AS FOUR BEDROOMS, TWO RECEPTION ROOMS AND A KITCHEN/DINING ROOM.



Bath also has excellent sporting events with the Lansdown racecourse only a few minutes' drive to the north and premier division rugby at the recreation ground in the city. Camden is well situated for commuting. The M4 junction 18 is 10 miles north, although the M5 and the M32 are easily accessible to Bristol which is around 12 miles west. London is approximately 100 miles from junction 18 with access into Heathrow. Bath Spa station has a mainline link to London (Paddington) approximately 90 minutes away. Bristol International is about 30 miles to the West.

ADDITIONAL INFORMATION

Tenure: Leasehold

Services: All mains services are connected

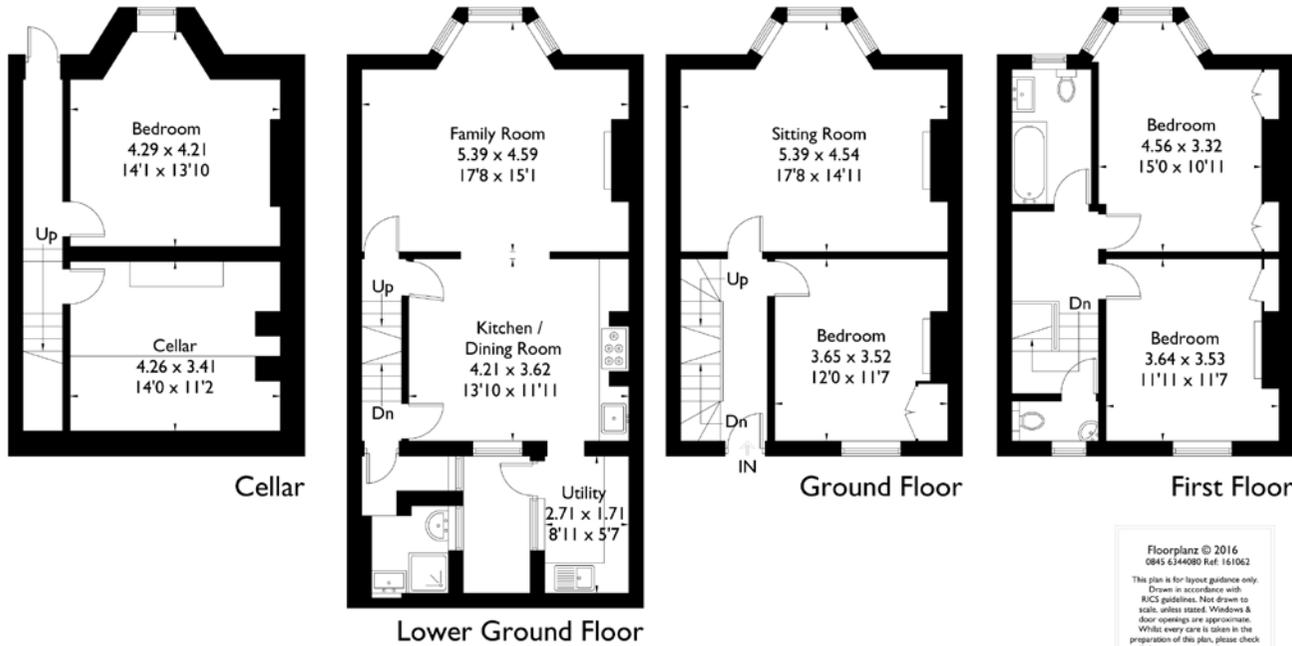
Council Tax: Band E

Viewing: Strictly by appointment with Carter Jonas



25 Belgrave Crescent, Bath, Somerset, BA1 5JU

Approximate Gross Internal Area = 141.9 sq m / 1527 sq ft
 Cellar = 38.1 sq m / 410 sq ft
 Total = 180 sq m / 1937 sq ft



Floorplans © 2016
 0845 6344080 Ref: 161062

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.