



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

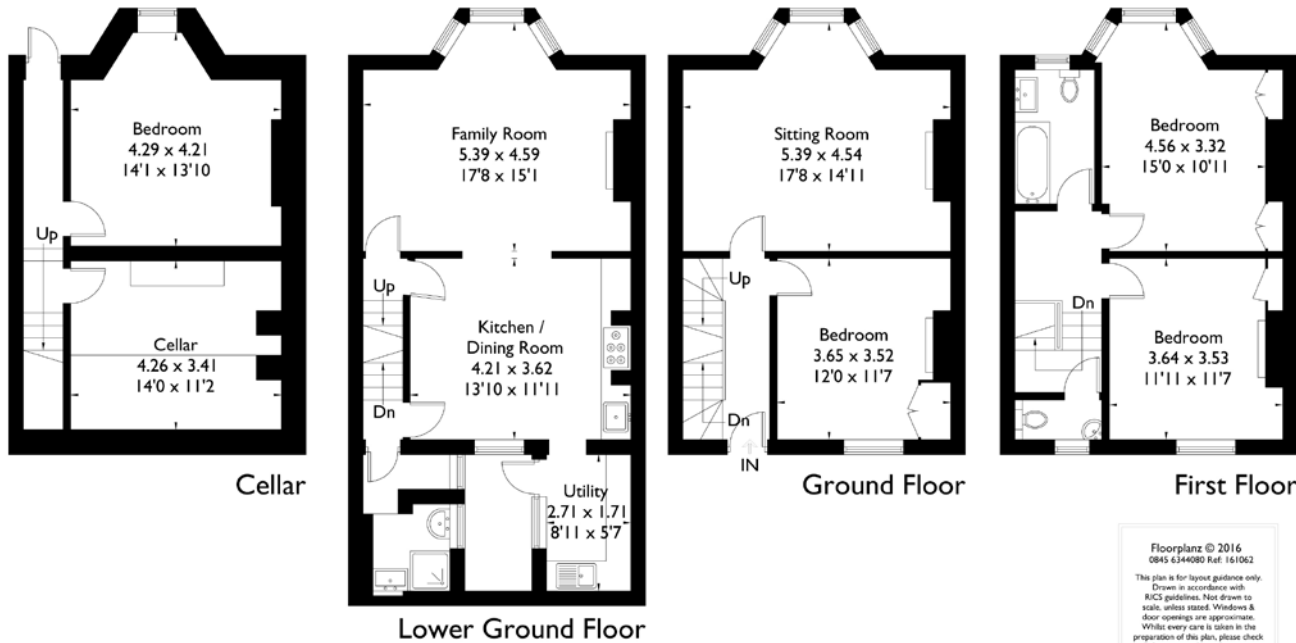
Council Tax: Band E

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.



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