



**SECOND FLOOR APARTMENT**  
3 Royal Crescent, Bath

**Carter Jonas**

## SECOND FLOOR APARTMENT, 3 ROYAL CRESCENT, BATH

### A DELIGHTFUL ONE BEDROOM SECOND FLOOR APARTMENT WITHIN THIS RENOWNED GRADE I LISTED GEORGIAN CRESCENT WITH THE BENEFIT OF LOVELY SOUTH WESTERLY VIEWS AND A SINGLE GARAGE.

- Bath Spa Station 1 mile (London Paddington from 90 minutes)
- M4 (J18) 10 Miles
- Bristol International Airport 20 miles

Communal reception hall • Hallway • Drawing room with dining area • Kitchen • Double bedroom Bathroom • Garage

#### DESCRIPTION

A lovely second floor apartment at the start of The Royal Crescent, affording lovely elevated views of The Crescent and Royal Victoria Park in a south westerly direction. It has spacious accommodation, the main reception room having three large sash windows with their original wooden shutters and wrought iron balconettes. The kitchen opens into the dining area of the reception room, with access off the main hall, which in turn leads to the bathroom and the double bedroom at the rear of the building, with built in wardrobes. Of particular note is the benefit of a secure single garage that sits at the rear of the building.

#### SITUATION

The Royal Crescent enjoys renown as the centrepiece of Bath's architectural heritage. Occupying a prime situation on Bath's lower northern slopes, it enjoys commanding views across the city to the south and neighbouring crescents and terraces to the north.

The Royal Crescent is a Grade I Listed semi elliptical crescent that was built by John Wood The Younger in 1767-75 and is one of the greatest examples of Georgian architecture to be found in the United Kingdom. It faces south, overlooking the crescent lawn, down across Royal Victoria Park. It has a renowned architectural appeal and an illustrious history of famous residents over the years.

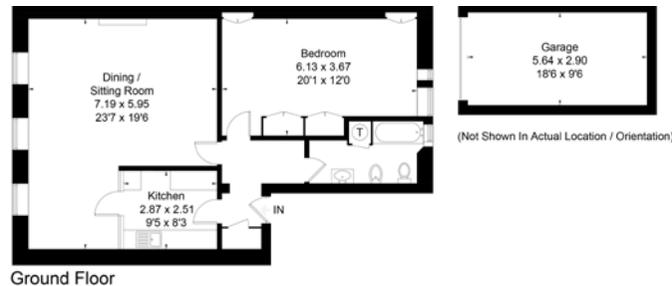
Bath is a World Heritage site, famous for its Roman heritage and Georgian architecture. Bath offers a wealth of shopping, entertainment, leisure and cultural facilities as well as a mainline rail link to London Paddington (journey time approx 90 minutes) and Bristol Temple Meads (journey time approx 15 minutes). Junction 18 of the M4 motorway is approximately 10 miles to the north. There are excellent schools in both the private and state sectors, a short distance away - namely King Edwards Primary School, and the Royal High School and Kingswood on Lansdown.

### ADDITIONAL INFORMATION

<b>Tenure</b>	Long Leasehold
<b>Services</b>	All mains services are connected
<b>Viewing</b>	Strictly by appointment through Carter Jonas

#### 3 Royal Crescent, Bath, Somerset, BA1 2LR

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft  
Garage = 16.4 sq m / 176 sq ft  
Total = 96.0 sq m / 1033 sq ft



FLOORPLANZ © 2018 0203 905099 Ref: 218385  
This plan is for general 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 & compare bearings before making any decisions related upon them.

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#### IMPORTANT INFORMATION

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