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## THE APARTMENT COMPANY®



### Camden Crescent Full of Georgian grandeur

A superb two double bedroom lateral penthouse apartment in a beautifully refurbished grade II listed Georgian substantial townhouse situated on the northern slopes of Bath. With breath-taking views over the city, Camden Crescent was designed and constructed circa 1787-1788 and is an exquisite example of Bath's iconic Georgian architecture. The penthouse is offered with the WOW factor, comprising: bright and spacious sitting room with space for dining, luxury fitted kitchen, two double bedroom, a study room and stylish bathroom. Viewing is highly recommended.

RENT **£1,600** pcm

# Exceptional three bedroom apartment

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Unfurnished | PRICE £1,600 pcm | Two double bedrooms | One single bedroom/study | Panoramic south facing views over the city | No pets | Permit parking | Council tax band D | Close to transport links | Available beginning of February 2020 |

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## COMMUNAL ENTRANCE HALL

Stairs rising to all floor levels. Upstairs storage cupboard.

## ENTRANCE HALL

Video entry phone system and a fire alarm with heat and smoke detectors. Corner storage cupboard with shelving. Hatch. Window at high level. Radiator. Newly laid fitted carpet.

## DRAWING ROOM

**19' 3" x 18' 3" (5.87m x 5.56m)**

Dual aspect offering fabulous far reaching views across Bath. Downlights. Two radiators. Ample sockets. Fireplace with tiled front and shelf over. Storage cupboard. Newly laid fitted carpet.



## KITCHEN/ BREAKFAST ROOM

**13' 4" x 12' 4" (4.06m x 3.76m)**

Well equipped with range of an English Revival hand made in framed design units in soft grey with complimentary Granite worktops over and matching upstands. Features include a Sinkerator - steaming hot water tap and cold water filter. Range of integrated Neff appliances to include double oven/grill with induction hob and extractor hood over. Fridge and Freezer. Built in microwave with cupboard above. Integrated dishwasher. Stainless steel 1.5 bowl sink unit with grooved granite drainer. Downlights. Window to rear elevation offering views. Cupboard housing ideal logic and boiler. Radiator. TV point. Storage cupboard with shelving. Oak Flooring.



## MASTER BEDROOM

**18' 1" x 10' 6" (5.51m x 3.2m)**

Two sash windows to front elevation offering breath taking far reaching views across the city. Radiator. TV point. Built in storage cupboard. Downlights. Newly laid fitted carpet.



## SECOND BEDROOM

**12' 10" x 11' 5" (3.91m x 3.48m)**

One Sash window to side elevation offering far reaching views across the City. Radiator. TV point. Downlights. Newly laid fitted carpet.

## STUDY/THIRD BEDROOM

**7' 9" x 5' 9" (2.36m x 1.75m)**

Sash window to rear elevation offering some views. Radiator. Downlights. Fitted carpet.



#### LUXURY BATHROOM

Contemporary bathroom with white suite comprising Kaldewei duo steel enamel bath. WC. Pedestal wash hand basin. Tiled flooring. Radiator. Sash window to front elevation offering far reaching views. Separate corner shower cubicle with glass doors. Fully tiled. Chrome ladder towel heater. Vent.

#### OUTSIDE

Communal landscaped gardens. Bin store.



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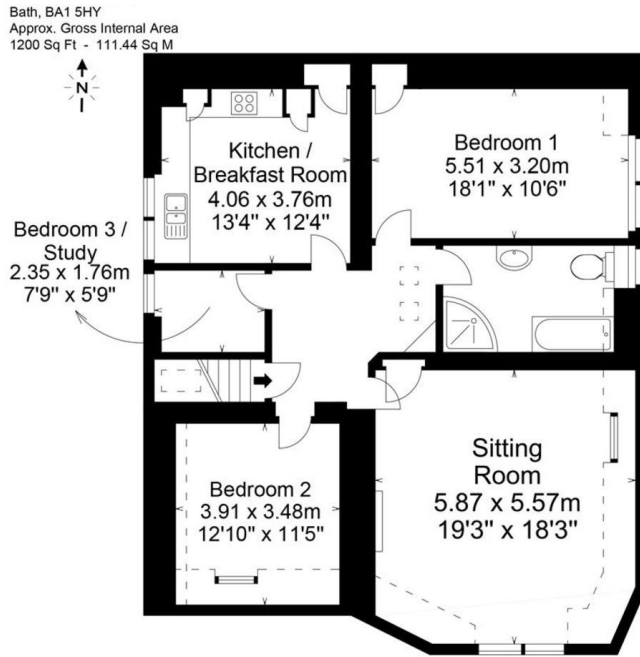
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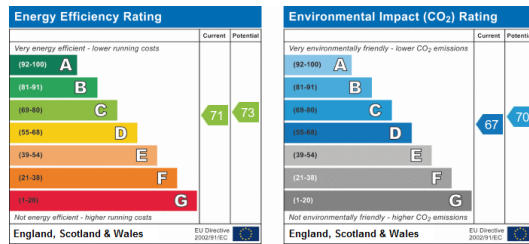
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Third Floor

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## Camden Crescent

Bath, BA1 5HY

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