



BATH AND RURAL
— ESTATE AGENTS —

Apartment 2
4 Cavendish Place | Bath | Somerset | BA1 2UB

4 Cavendish Place

Cavendish Place is a Grade 1 Listed property in a sought after location on the Northern slopes of the city centre.

- Two bedrooms
- Sitting/Dining room
- Kitchen/Breakfast room
- En-Suite Bathroom
- Private Courtyard Garden

From the magnificence of the Roman Baths to the opulence of the Palladian architecture, Bath, a UNESCO world heritage site, offers a unique and exquisite lifestyle for its residents. A rail journey of 80 minutes from central London can transport into a world of elegance, grace and sophistication.

Cavendish Place neighbours the world famous addresses of The Royal Crescent and The Circus, built in the same grand Georgian style in the late 18th Century. With a West facing aspect, the property offers tranquil uninterrupted views of Victoria Park and the countryside beyond. Yet the property is only a few minutes walk from the centre of Bath. "An ideal location" says the seller. "Having reluctantly moved from London, it wasn't very long before I found myself enamoured by Bath's many special attributes. Michelin starred restaurants, West End theatre productions, the Bath Spa, numerous art galleries, boutique shopping, wine bars and colourful parks and gardens were all within walking distance of my new home."

Extended to almost double the size of the original property, the apartment is a spacious two double bedroom residence. It features a modern interior design, decorated in shades of stone, black and stainless steel and provides all the comforts of 21st Century living but is fortunate to have maintained its period features.

This ground floor apartment boasts the rare advantage of outdoor space, a luxury most often found at basement level in the central Bath townhouse properties.









The paved courtyard has a sunny Southern aspect and is shrouded by colourful trees, including a mature Japanese Acer.

"The main room never fails to impress guests. The grand proportions of the room, the intricate cornicing and the working shutters are often talking points. The room is a wonderful place to relax in the evening while gazing out through the two enormous picture windows watching the sun set over the mature chestnut trees of the Approach golf course."

"It has been such a privilege to own this elegant piece of Bath history. Walking home from the city centre, as I pass tourists huddled in groups listening intently to tour guides, I feel a real sense of pride and fortune to be a resident of Bath, particularly at one of its finest addresses."

This ground floor apartment at Cavendish Place offers a rare opportunity to acquire a piece of prime Bath real estate offering the comforts of modern living set in a tranquil, beautiful and convenient location.



ADDITIONAL INFORMATION TENURE:

Leasehold

SERVICES:

Mains electricity gas, water, drainage and sewerage

COUNCIL TAX: D

LOCAL AUTHORITY:

Banes

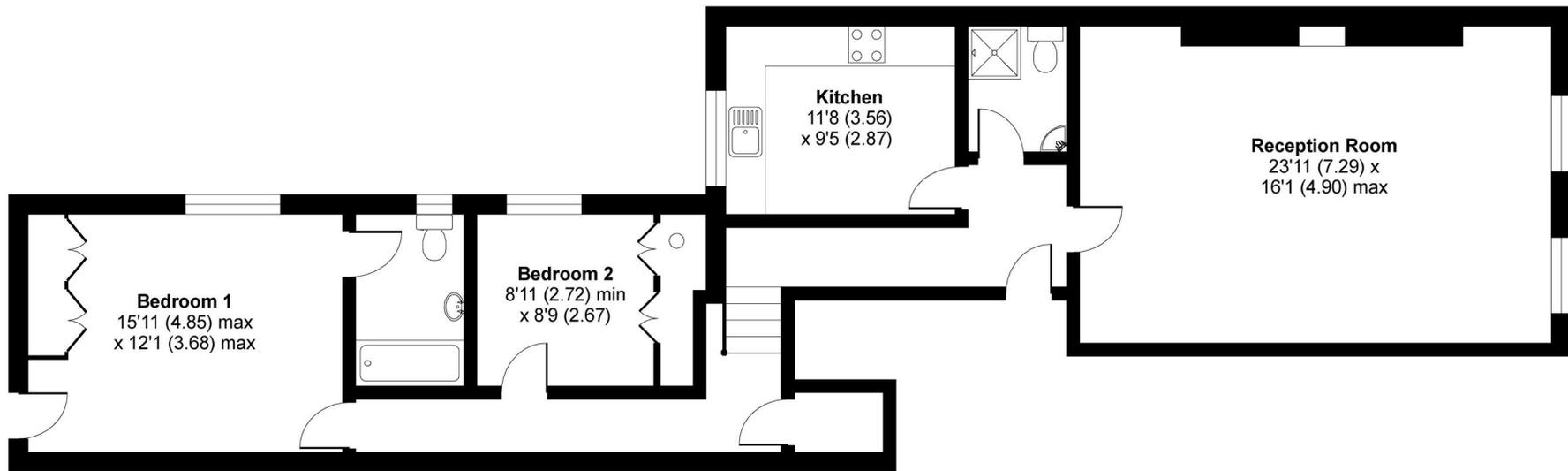
EPC Rating: E

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Cavendish Place, Bath, Avon, BA1

APPROX. GROSS INTERNAL FLOOR AREA 1086 SQFT / 100.8 SQM



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Fine & Country Homes and no guarantee as to their operating ability or their efficiency can be given.

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