



BATH AND RURAL  
— ESTATE AGENTS —

14B Camden Crescent  
| Bath | BA1 5HY



# 14B Camden Crescent

**Located in one of Bath's iconic Grade I listed Classical Georgian crescents, this attractive maisonette offers stunning views, period charm, and modern comfort.**

- Two bedroom Grade I listed maisonette
- Decked access via bedroom two to a terraced garden
- Two reception rooms
- Stunning views
- Garage

The property features a sitting room, dining room, and kitchen on the 1st floor, with a spiral staircase elegantly leading to the 2nd floor, where two double bedrooms are located – one with an en suite bathroom and the other with an en suite shower room.

In addition, it includes a deck accessed via bedroom two, a terraced garden, and, a rare asset for a period home in the city, a garage providing off-street parking. Occupying an elevated position in the Camden area of Bath, this property boasts large sash windows that fill the interior with natural light and offer sweeping views of the city's east side and the hills beyond.

Well connected to both the city centre and nearby green spaces, this location offers easy walking access to shops, restaurants, bars, Hedgemoor Park, and Royal Victoria Park. 'It's very secure and filled with natural light, featuring lovely proportions in the first-floor rooms, fantastic views, convenient bus routes, and walking distance to the town centre. Plus, it's located in one of Bath's famous crescents. What could be better?' say the owners.

They add, 'the roof terrace is perfect for enjoying the sun or summer cocktails, along with two tiers of rear garden that include two small ponds with water features. In the warmer months, it's a lovely space for entertaining, hosting a barbeque, or simply enjoying a peaceful evening.' An excellent city home, it offers everything you could want at your fingertips, along with a high degree of privacy.















‘The Crescent offers fantastic views – so much so that many people gather on the pavement outside to watch the fireworks on Bonfire Night and New Year’s Eve. We have some of the best views in Bath.’

‘Interestingly, the Crescent was originally designed to have thirty houses, but only twenty-one were built, giving it the unique quirk of an off-centre pedestal elevation.’

‘There is a vibrant residents' association that organises various social events at Christmas, in the summer, and for national celebrations. They also put a lot of effort into maintaining the garden area below the railings. All the neighbours are friendly and helpful, and we socialise with some of them.’

‘The spacious, light-filled sitting room can accommodate many guests, making it perfect for entertaining. It’s a formal but comfortable and relaxing space.’

#### **ADDITIONAL INFORMATION**

##### **TENURE:**

Leasehold with a 999yr lease from 05 June 1986. Service charge £4,361 p/a

##### **SERVICES:**

Mains electricity, gas, water and sewerage

##### **COUNCIL TAX:**

Band D

##### **LOCAL AUTHORITY:**

BANES

##### **EPC RATING: D**

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.









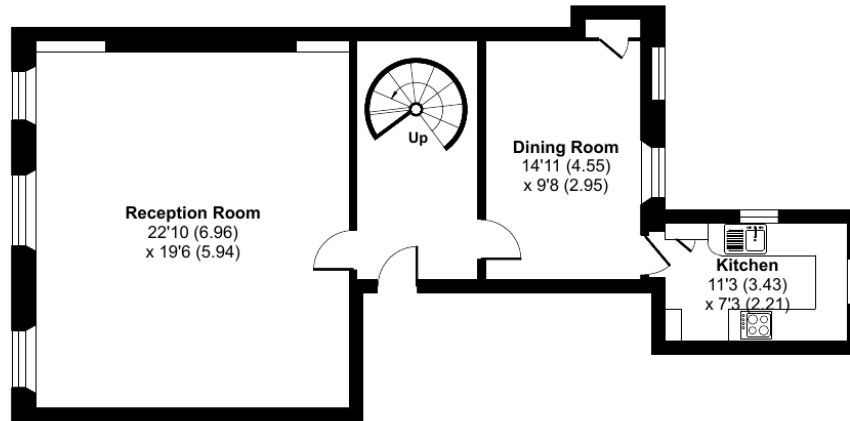
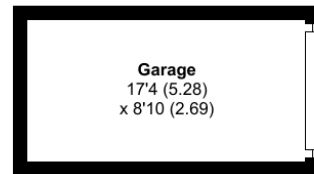
# Camden Crescent, Somerset, BA1

Approximate Area = 1530 sq ft / 142.1 sq m

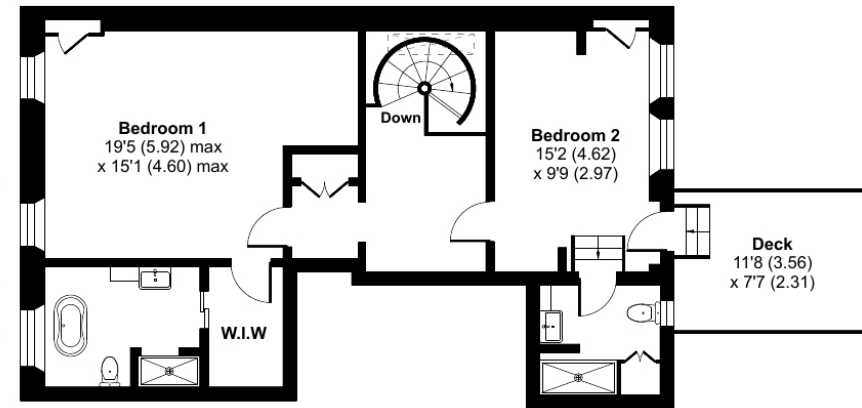
Garage = 153 sq ft / 14.2 sq m

Total = 1683 sq ft / 156.3 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Fine & Country Homes of Bath Ltd.. REF: 1206322

**BATH AND RURAL**  
— ESTATE AGENTS —

AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





BATH and RURAL Estate Agents

Tel: 01225 320032  
36 Gay Street, Bath BA1 2NT

office@bathandrural.com  
bathandrural.com



BATH AND RURAL  
— ESTATE AGENTS —