



Camden Crescent, Somerset, BA1

£450,000 *Share of Freehold*



A superb apartment situated in the prime location of Camden Crescent.

Private Entrance Hall | Impressive Living Room | Kitchen /Breakfast Room | 2 Bedrooms | Study | Bathroom.

0.4 miles to Milsom Street, Bath city centre.



KEY FEATURES

- Large, light and spacious Drawing Room
- Rear Courtyard
- Residents Parking available
- Grade I Listed



Bath

01225 829 000 | bath@winkworth.co.uk

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The apartment is accessed by stone steps leading down to a courtyard and a private front door.

There is a light and spacious entrance hall leading into an impressive drawing room, with sash windows, working shutters and feature fireplace.

The kitchen has fitted cupboards and space for a seating area and a door leading into the rear courtyard.

There are 2 bedrooms and a large study.

Newly refurbished bathroom.

Externally there is a communal covered outside space, approximately 32x17.5sqft or 10x5m. This area needs some attention but could be an impressive outside space.

With almost 1,400sqft of versatile accommodation, this is a wonderful and spacious home.

Management charges - £180pcm

Council Tax Band C

Share of Freehold

Broadband: Standard, superfast and ultrafast broadband are available at the property although applicants should check it is suitable for the requirements. <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=ba15HY&uprn=100120043512>

Mobile Signal: Outdoor & variable indoor coverage across major network providers. Applicants are encouraged to check coverage with their own chosen provider. <https://www.ofcom.org.uk/mobile-coverage-checker>





ROOM DESCRIPTIONS

MATERIAL INFO

Tenure: Share of Freehold

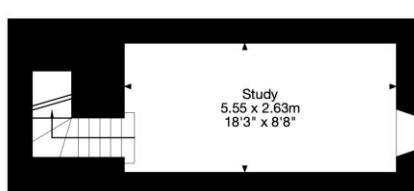
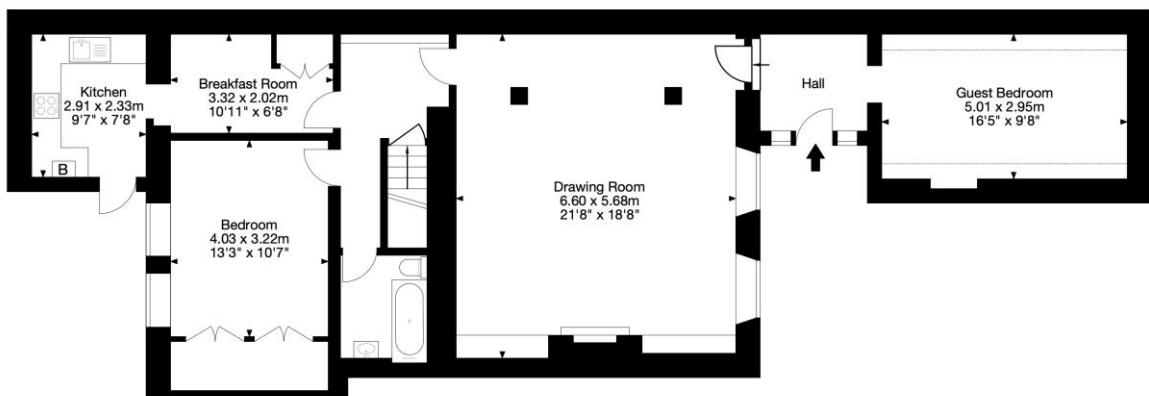
Term: 900 years from 01/01/1979

Service Charge: £2160 per annum

Ground Rent: N/A

Council Tax Band: C

EPC rating: D



Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

For more information, scan the QR code or visit the link below

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs <small>(92-100)</small>	A	
<small>(81-91)</small>	B	
<small>(69-80)</small>	C	
<small>(55-68)</small>	D	
<small>(39-54)</small>	E	
<small>(21-38)</small>	F	
<small>(1-20)</small>	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/BAT230111>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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