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Estate Agents



7 Cavendish Place, Bath, BA1 2UB

- Grade I Listed • Ground floor apartment • Two bedroom • Bright and spacious living accommodation • Full of character and charm. • Beautiful outlook • Communal gardens to the rear • Superb location. • No Onward Chain

Price guide £625,000

Location

Located in a wonderful position on Cavendish Place is this stunning apartment with glorious views over the Approach Golf course. Close by are local shops, bus services and the city centre with its diverse range of amenities. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are incredibly well regarded private and state schools nearby and a mainline rail link to London Paddington and Bristol Temple Meads.

Internal Description

The two houses, 7 and 8 Cavendish Place have been combined to form five apartments. One on each floor.

The raised ground floor apartment benefits from its own private entrance from Cavendish Place (previously the entrance to No. 7 Cavendish Place) which enters into a spacious and elegant hallway, benefiting from plenty of storage, by way of four storage cupboards.

The two generous double bedrooms lead from the hallway. Both benefit from ample wardrobe space and enjoy pretty views and period features. Bedroom One is flooded with natural light from the double sash windows, with views over the Approach Golf Course. The second bedroom is bright and airy and has views of the gardens to the rear. There is a well-proportioned bathroom which is partly tiled and comprises of a bath and wash hand basin. The separate cloakroom is adjacent to the bathroom. Taking the steps up from the inner hallway, you will find the magnificent living room with plenty of space to relax and entertain. Overlooking the Approach Golf Course to the front and having glorious natural light, this space is both elegant and characterful with a focal point feature fire place. Opposite is the sunny kitchen, which overlooks the delightful and well maintained communal gardens to the rear, comprised of country style wall and base units, space for a fridge freezer as well as room for a dining table. There is a larder/utility room to the side of the kitchen.

External Description

To the rear of the property you will find delightful, well-tended, terraced gardens for the exclusive use of the five apartments. The gardens offer a tranquil space for residents to unwind and enjoy

nature's beauty. The gardens are accessed from the communal basement area to no. 8 Cavendish Place. The front of the property overlooks the Approach Golf Course.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Leasehold with a share of the Freehold

Council Tax Band - BANES E

Management Company - 7/8 Cavendish Place Management Company

Years remaining - 440 years

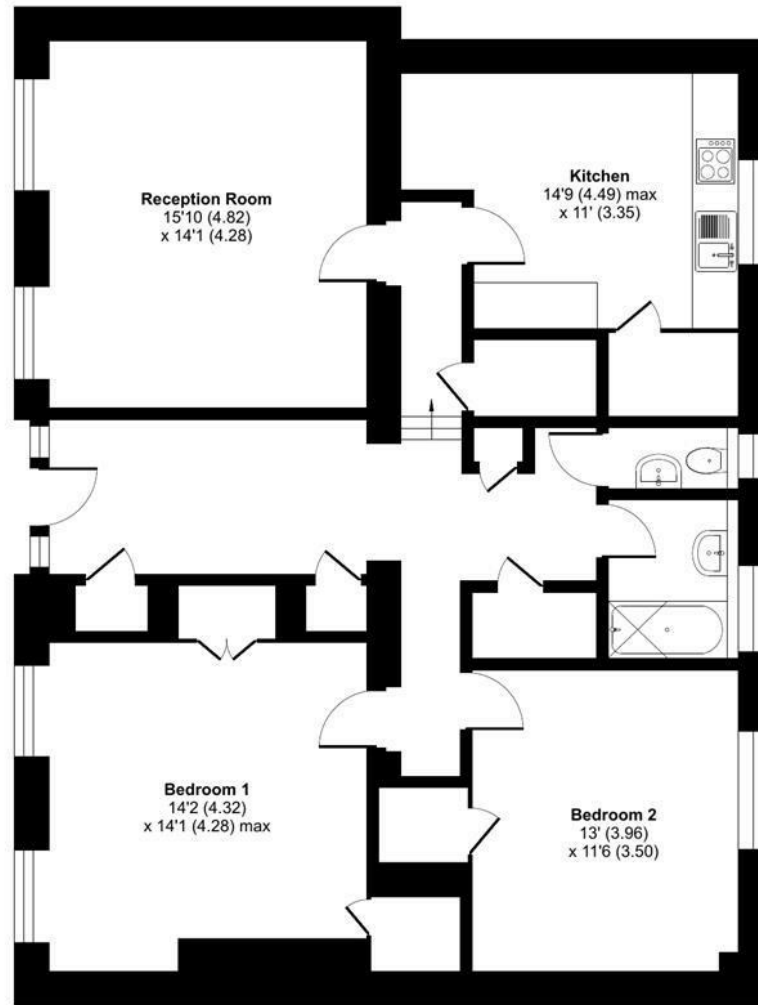
Annual Service Charges - Approx. £1,487

Annual Ground Rent - £6.00

Cavendish Place, Bath, BA1

Approximate Area = 1164 sq ft / 108.1 sq m

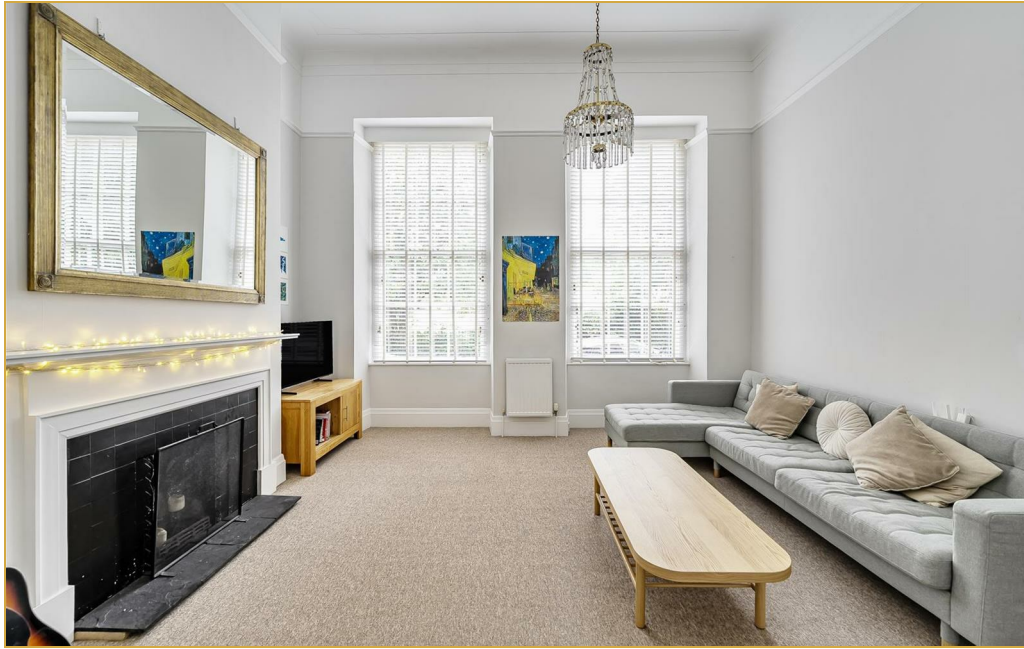
For identification only - Not to scale

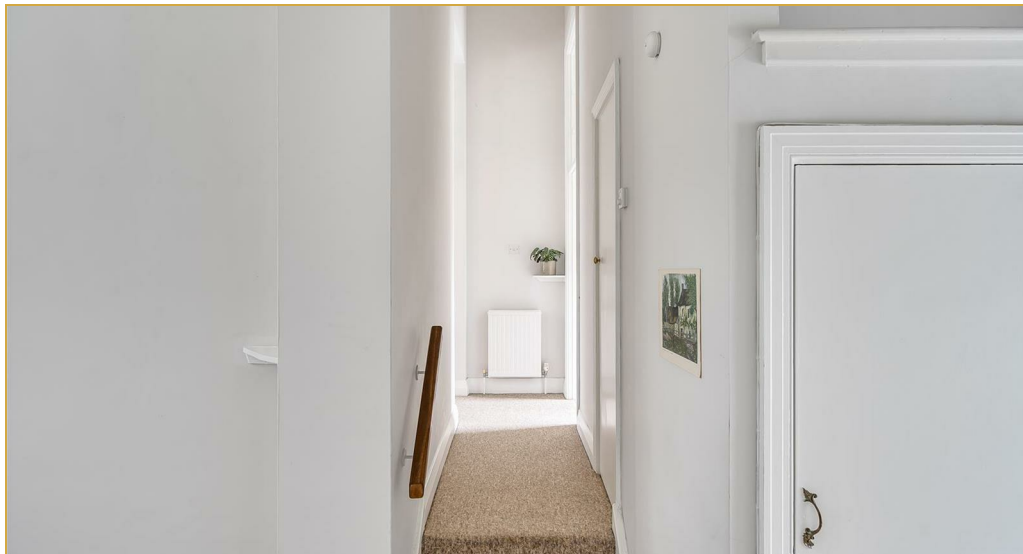


GROUND FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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