



**ROYAL CRESCENT, BATH, BA1 2LR**  
£3,300 per month\*

**Carter Jonas**



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## A wonderful and immaculate fully furnished 2 bedroom Garden Apartment on the world famous Royal Crescent with the fabulous benefit of a private rear courtyard garden and a garage.

- Sitting Room
- Kitchen
- Dining Room
- Utility Room
- Study area
- Two bedrooms
- bathroom

### LOCATION

We are delighted to be able to offer to the lettings market an exquisite Courtyard Apartment situated on the world famous Royal Crescent.

### THE PROPERTY

No. 2 Royal Crescent can either be approached via its' very grand communal hallway from the main entrance, or via its own private access from the front courtyard on the lower ground floor. Upon entering the grand communal hallway, the stairs lead down to the front door of the apartment. Upon entering, the immaculate and fully furnished accommodation comprises hallway leading through to reception room which has its' own study area and double doors that lead out onto the entrance from the front of the building. Beautiful period features merge with extremely smart interiors and furnishings. There is a large cupboard in the hallway and a very useful utility room housing washing machine. To the right of the hallway is a fully fitted kitchen with all integrated appliances that leads through to the wonderful dining room area which has two sets of double doors leading to the very private and smart rear courtyard. The apartment is perfect for entertaining, whether al fresco dining in the sunshine or more cosy dinners when the weather is more chilly!

There are two double bedrooms, one with en suite WC and a bathroom with bath and separate shower. The jewel in the crown of this fabulous apartment is the fact it has a garage, which are like gold dust in Bath City Centre! The garage has vehicle access from Upper Church Street but has pedestrian access from the rear courtyard through a rear door into the garage, hence making parking the car and entering the apartment extremely easy and convenient.





This really is a most beautiful apartment in the premier location of Bath city centre. Offered fully furnished.

Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band E (please see Bath & North East Somerset website for current cost)

Mains electric, gas and metered mains water.

Parking: Permit parking for one car on the street and also garage at the rear accessed from Upper Church Street. You can access the apartment from the garage through the courtyard.

Holding deposit of one week's rent = £761 (deducted from first month's rent)

Five weeks' rent for deposit = £3805

# **ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E
Directions	







#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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