



**COURTYARD APARTMENT, 2 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.

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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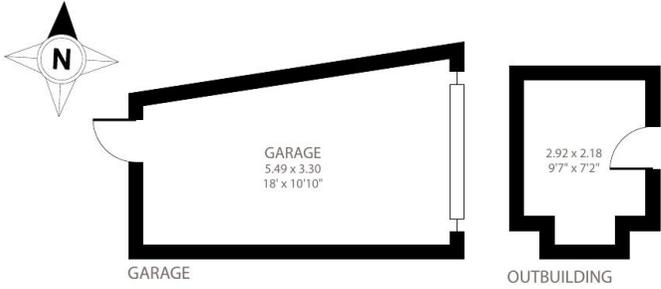
Local Authority - Council Tax Band E

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Directions

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**Royal Crescent, Bath, BA1**  
 Approximate Area = 1457 sq ft / 135.3 sq m (includes garage)  
 Outbuilding = 63 sq ft / 5.8 sq m  
 Total = 1520 sq ft / 141.1 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 979704

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(29-60)	C		
(55-59)	D		
(28-54)	E	55	
(21-27)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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