



CRESCENT LANE, BATH, BA1 2PX
£2,200 per month*

Carter Jonas

A wonderful second floor two bedroom, two bathroom apartment with roof balcony and underground parking for two vehicles.

- Open-plan Living Room/Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Roof terrace
- Underground parking for 2 cars

THE PROPERTY

A wonderful second floor apartment on the corner of Crescent Lane, opposite The Marlborough Tavern and tucked in behind The Royal Crescent. The main front door leads to the stairway that leads to the 2nd floor. The light and bright accommodation comprises open-plan living room/kitchen having an "atrium" roof lantern. The main bedroom has an en suite shower room and French doors that lead to a balcony with wonderful views across the chimney pots and the rear of the Royal Crescent, giving you beautiful summer evening sunsets. There is a second bedroom and a further bathroom. The apartment has the very unusual and valuable benefit of parking for two vehicles in a gated covered car parking area which is adjacent to the property. This would make a wonderful city home for a professional couple, single or small family. Offered unfurnished and available 17 November 2024. EPC Band B. Council tax Band E. (please see Bath & North East Somerset website for current cost).

Available for an initial 12 month tenancy.

Mains electric, gas and metered mains water.

Parking: either on street with permit or two off street space behind a gated entrance.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.



At a rent of £2,200 per calendar month: Holding deposit of 1 week's rent £507.69 (deducted from first month's rent) Security deposit of 5 weeks rent £2,538.46

ADDITIONAL INFORMATION

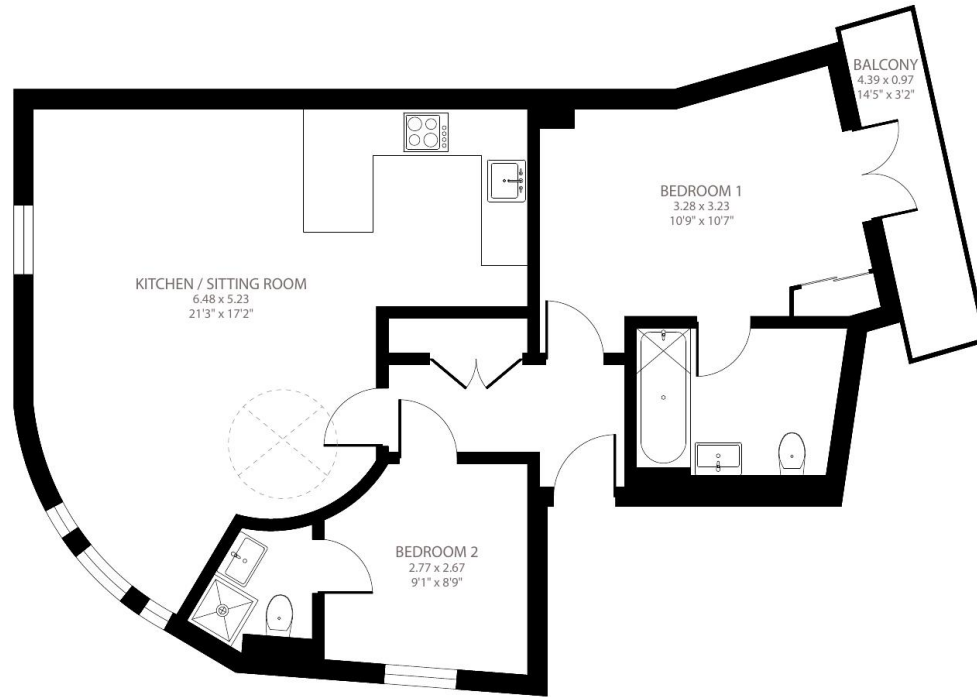
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E
Directions	





Crescent Lane, Bath, BA1

Approximate Area = 704 sq ft / 65.4 sq m
For identification only - Not to scale



SECOND FLOOR



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: 1030542

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(69-81)	B	82
(55-68)	C	82
(39-54)	D	
(29-38)	E	
(21-27)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

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 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.